



CANNING CHEMICALS METALS ELECTRONICS

NEWS SUMMARY

GENERAL

Britain's warning over Falklands

Alliance plan

Iraq pulls out

Columbia lands

Walesas meet

Talks on Ulster

Lifboat hero

Death grant plan

Whitelaw hits out

Christ's death

Bingo ban call

Ex-porter jailed

Briefly

Chief price changes yesterday

BUSINESS

Equities and gilts rally; \$ easy

STERLING rose to \$1.7825

DOLLAR rose to DM 2.4125

WALL STREET was down

EUROPEAN short-term

INTEREST RATES

UK rates weakened

BRITAIN will restore

CEMENT IMPORTS

BRITISH TECHNOLOGY

WEST GERMANY'S car

HOLLAND seems set

FERRANTI has signed

NIPPON ELECTRIC

RECKITT & COLMAN

STANDARD CHARTERED

Difficulty not from UK, says Thatcher as summit talks end

BY JOHN WYLES IN BRUSSELS

EEC Heads of Government left here yesterday

The EEC's level of investment, especially in "the industries of the future"

tensions in Central America. Community leaders declared that they welcomed "with interest" any initiatives likely to put a stop to the violence

Nigeria produces figures to show oil purchase cuts

BY QUENTIN PEEL IN LONDON AND RICHARD JOHNS IN JEDDAH

NIGERIA yesterday produced figures to show that international oil companies have sharply cut their long-term contract purchases of crude from the country

that current production should be about 1.3m barrels a day—the production quota agreed at the Opec meeting

traders—but the Nigerian figures suggest that long-term contracts with the oil companies themselves are more important

British Aerospace profit of £70m

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

BRITISH AEROSPACE made a pre-tax profit of £70.6m in 1981, its first full year as a partly privately-owned company

While the group did not intend more redundancies than the 1,200 already announced, there was no intention of replacing "natural wastage"

much it will cost, and seek aid accordingly. Sir Austin made clear that the company discussed a range of options with the Government

reduction in the workforce of up to 2,000 in the coming year. The group was told by the Government that cash launching aid was available in principle

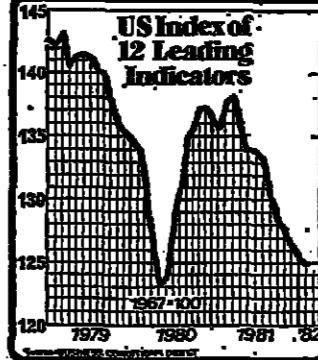
CONTENTS

Table with 4 columns: Section Name, Page Number, Section Name, Page Number. Includes: Stalemate in El Salvador, British Technology Group, Tackling union power, Energy review, Technology: assembly robots with vision, Commercial law: development "begun" by pegging out road, Gardens today, Management: why BL is cutting its list of suppliers, Editorial comment: car prices and competition, Surveys: Refurbishing Southern Germany, American News, FT Actuaries, Foreign Exchange, Int. Companies, Lead Page, Letters, Technology, TV and Radio, UK News, Man & Machines, Money Markets, Overseas News, Politics, Racing, Share Information, Stock Markets, London, Wall Street, Business, Technology, TV and Radio, UK News, Man & Machines, Money Markets, Overseas News, Politics, Weather, World Trade News, ANNUAL STATEMENTS, Anglo, APV Hlds, Brit Aerospace, Chinn, & Glouc, Grampan Hlds, Reckitt & Colman, Sedgwick, Schroders, Standard Chartr, Simeon, Sinner & Jack

Hopes for early U.S. recovery recede again

BY REGINALD DALE, U.S. EDITOR IN WASHINGTON

HOPES of an early recovery in the U.S. economy receded again yesterday with the news that the country's leading economic indicators fell 0.3 per cent in February



In a further sign of gloom the U.S. Commerce Department revised downwards its earlier figures for December and January. It now says the index fell 0.8 per cent in December, after originally reporting a modest increase of 0.8 per cent for that month

January's fall is put at 1.2 per cent, against an earlier provisional figure of 0.6 per cent. The Department suggested that the decline would have been 2.7 per cent if the average working week had been included in the index

Mr Donald Regan, the Treasury Secretary, told a Congressional committee that "in spite of the continued slide in the first quarter of 1982, there are some hopeful signs" He did not, however, repeat his prediction of two months ago that the economy would come "roaring back" in late spring

Five of the nine available indicators for February were lower. They were contracts for plant and equipment, building permits, raw materials prices, stock prices and total liquid assets

All out strike call at Heathrow

By Brian Groom, Labour Staff

THE TRANSPORT and General Workers Union, the biggest at Heathrow, is attempting to bring its entire membership at the airport out on strike until British Airways ceases to use "blackleg" labour

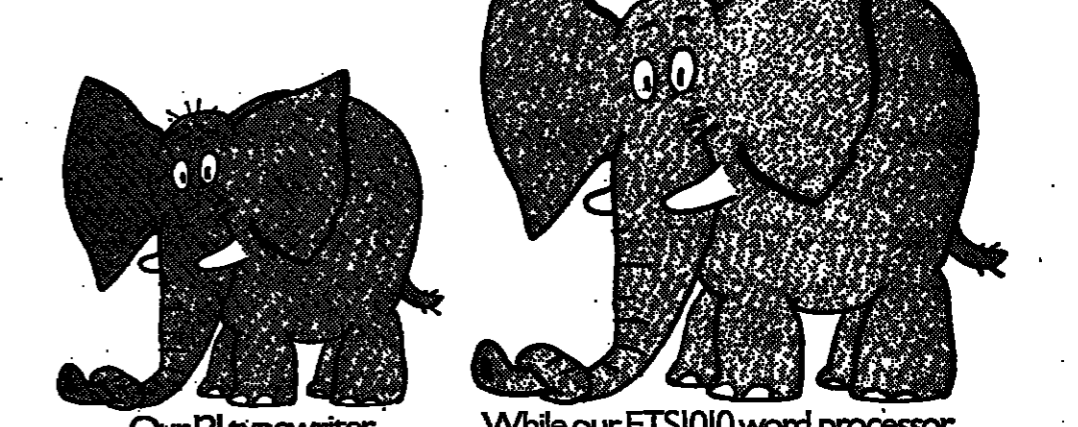
The call, decided at a meeting of about 2,000 TGWU members yesterday morning, is a risky attempt to regain the initiative in the seven-week ramp workers' dispute

The union claimed the action could bring the airport to a standstill. If it fails—as many of the previous attempts to step up the dispute have done—pressure will grow on the baggage-handlers to return to work

The airline has been running a full service by using staff volunteers in place of the 1,700 ramp workers on the European and domestic terminals

BA insists it cannot return under the old rosters because

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EUROPEAN NEWS

W. German car production surges in first two months

BY KEVIN DONE IN FRANKFURT

THE WEST GERMAN motor industry, which supports every seventh job in the country, has recorded a dramatic increase in car production in the first two months of the year...

by 23 per cent to 384,400, helped by West German car manufacturers' particular success in the vital European car markets of France, Italy and Britain.

The main casualties have been the Japanese, whose share of the West German car market dropped to 3 per cent (26,278 units) in January/February, compared with 11.4 per cent (43,130 units) in the first two months of 1981...

cent in the same period last year. Volkswagen and its Audi subsidiary have started a new round of domestic car price increases, their second in less than four months...

said it failed to see any reason for the price rises which could only hit sales and endanger jobs. VW cited steel price rises and the higher labour costs as the chief reasons for the price increases...

vehicle operations and it is currently negotiating with the workforce over the introduction of further periods of short-time working in this sector later in the year.

Walter Hallstein—EEC pioneer who backed integration



WALTER HALLSTEIN, who died on Monday at 81, was one of the small band of European pioneers. But, unlike others associated with the movement towards European integration, he devoted his efforts to making integration work rather than developing a European ideology.

For almost 10 years, from 1958 until 1967, he was president of the European Commission, playing the leading role in making it a political force, able to act independently with the then six Community states.

When Britain first applied for EEC membership in 1961, his support was subordinate to his concern that the Community might be weakened at a formative stage by the addition of new members.

He became identified there with the now-buried Hallstein doctrine, under which West Germany said it would break diplomatic relations with any country recognising the East German regime.

logic of the treaty required the Community be endowed with its own revenues and that the European Parliament be given powers to supervise the budget.

When Herr Hallstein left the presidency, he had not won his point, but there were few in Europe who doubted that one day his view would prevail—as it has.

He claimed that the main Community achievement during his presidency, Herr Hallstein and Gen de Gaulle agreed on the need for a Community approach, though their motives differed.

James Buchan reports on doubts over the future of a scheme to link the Rhine and the Danube Bavaria battles to save 'project of the century'

CHARLEMAGNE thought of it, Goethe approved of it, Ludwig I did something about it: Bavarians call it "the project of the century."

It is the DM 5bn Rhine-Main-Danube canal, a waterway about 3,500 km in length, linking the North Sea with the Black Sea and thereby cutting Europe in two.

Unlike the airport scheme, only just now coming to painful birth, the waterway seems almost absurdly close to completion for such a grand project: only 55 km remains to be dug to link the Main and the Danube.

Charlemagne's dream of a 2,000-mile waterway linking the North Sea to the Black Sea is just 34 miles from reality, but soaring construction costs and environmental and economic objections have cast doubts over the canal's completion as Herr Volcker Hauff, the Minister of Transport, seeks negotiations with Bavaria for a "qualified ending" of the scheme.

Herr Franz-Josef Strauss and the Social Democrats, has erupted into bitter recrimination. The Rhine-Main-Danube waterway evokes a more expansive age. Nothing seems to have come out of Charlemagne's conception of a "Fossa Carolinga" but, in 1846, Ludwig I of Bavaria opened a 178 km long canal between Bamberg on the Main and Kelheim on the Danube.

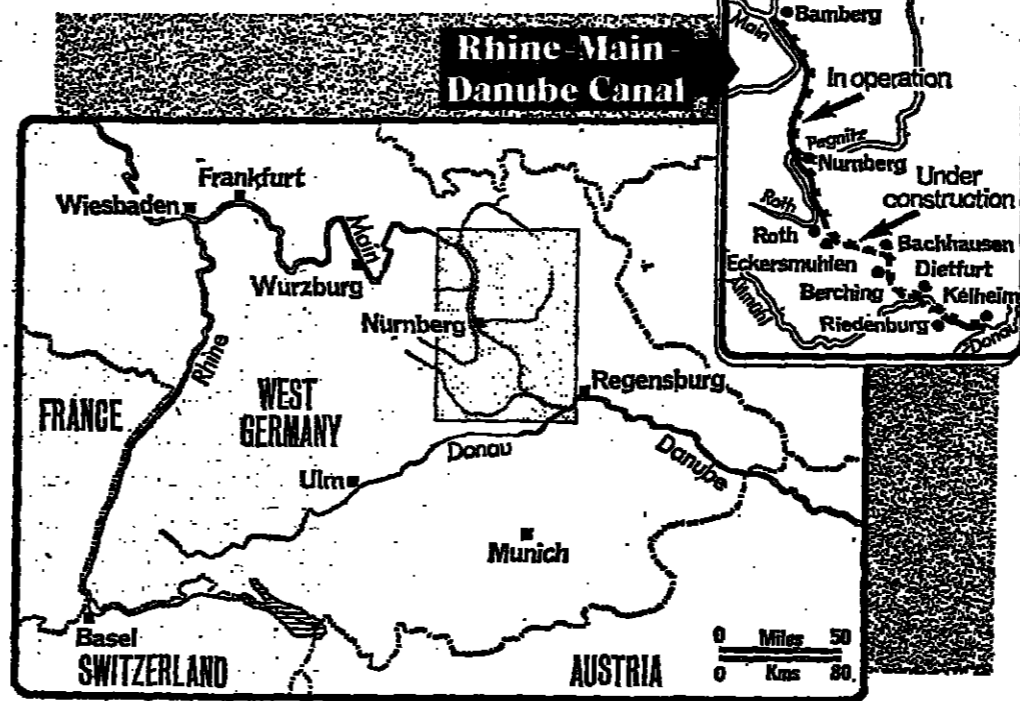
Ludwig's canal was as handsome and as well-made as anything else he turned his hand to commercially, it was a fiasco. At only one and a half metres deep and 15 metres

broad, it could take no large ships and has carried no freight at all since 1944. Even before this first effort fell into disuse, however, there were thoughts of better things and, in 1921, the Rhine-Main-Danube Company was floated to build a 677 km waterway from the Main town of Aschaffenburg to Passau on the Austrian border.

The Weimar government took two thirds of the company's shares, Bavaria and Nuremberg the remainder but work did not begin in earnest until 1982. In 1986, the shareholders agreed that no one partner could drop out unilaterally.

So far, building and canal work on the Main and on all but 59 km of the Danube are complete, as are the canal reaches between Bamberg and Nuremberg, and from Kelheim to Regensburg. Over DM 3bn has been spent or committed.

As progress has been made, so has opposition to the canal grown. As early as 1966, a Bavarian court disputed the economic sense of the project. Matters came to a head at the end of January when Herr Hauff



tried to persuade his cabinet colleagues to drop the project. Despite his fierce advocacy, Chancellor Helmut Schmidt was apparently not convinced and the Transport Minister came away only with the woolly compromise to seek negotiations with Bavaria for a "qualified ending" of the scheme.

This means different things to either side, as is likely to become clear when the negotiations start in April or May. The Transport Ministry's arguments against completion are formidable. Leaving aside the questions of capital cost and upkeep at a time of stringent budgets, the Ministry reckons that total annual traffic

in the year 1990 along the completed canal would be a meagre 2.7m tons, against 1989's heady expectations of 14m tons. The Ministry also believes that the completion of the canal would add between DM 60m and DM 80m to the losses of the Bundesbahn.

On the other hand, Bavarians, notably Herr Anton Jaumann, the state's Economics Minister, argue for the boost the project will give a structurally weak area and the 2,200 jobs that will be provided in a depressed building industry. They also strongly dispute the estimates for the amount of freight the canal would carry. Meanwhile, the Austrians support a scheme that, at no cost to themselves,

opens up a new network of waterways for their trade. Above all, though, the Bavarians are able to wield what might be termed the "Macbeth" argument: that the project has gone too far to be stopped—and Herr Strauss is not the sort of man to give up easily.

While Bonn holds two of the three purse strings, however, and has already refused to allocate funds for new building this year, the future of the project must be in doubt. That tourists can steam up the canal to picnic in the Altmuehlthal may be the best this century will offer to the dream of Charlemagne.

NEW ISSUE

March 1982



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March 31, 1982



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EUROPEAN NEWS

Jobs initiative urged by leaders of the Ten

BY GILES MERRITT IN BRUSSELS

EEC heads of government yesterday laid emphasis on economic policy initiatives designed to tackle the worsening unemployment crisis, which they described as "intolerable".

Other measures due to be given impetus by the council include the encouragement of investment in "industries of the future" and in small businesses and service activities.

The Copenhagen summit in November, rather than the next European Council in June, is being seen as the point at which measures to combat unemployment will receive an important political boost from the heads of government.

But Mrs Margaret Thatcher, the British Prime Minister, also emphasised at the end of yesterday's talks that one of the European Council's main achievements in Brussels has been its recognition that job-creating investment can be achieved only through lower consumption, either through increased taxation or through wage restraint.

EEC anxious to avoid public clash with U.S. at Versailles

BY JOHN WYLES IN BRUSSELS

"THERE MUST be no public pillorying of the United States." This was the by-word of the EEC summit, but President Ronald Reagan should be bracing himself for some tough talking from the Europeans at the seven-nation economic summit at Versailles in June.

The British Prime Minister also made it clear that the cooperation which the Community would offer the U.S. and Japan at Versailles to stabilise interest and exchange rates would fall far short of the European Commission's ambitious ideas for co-operation between EEC central banks and the U.S. Federal Reserve.

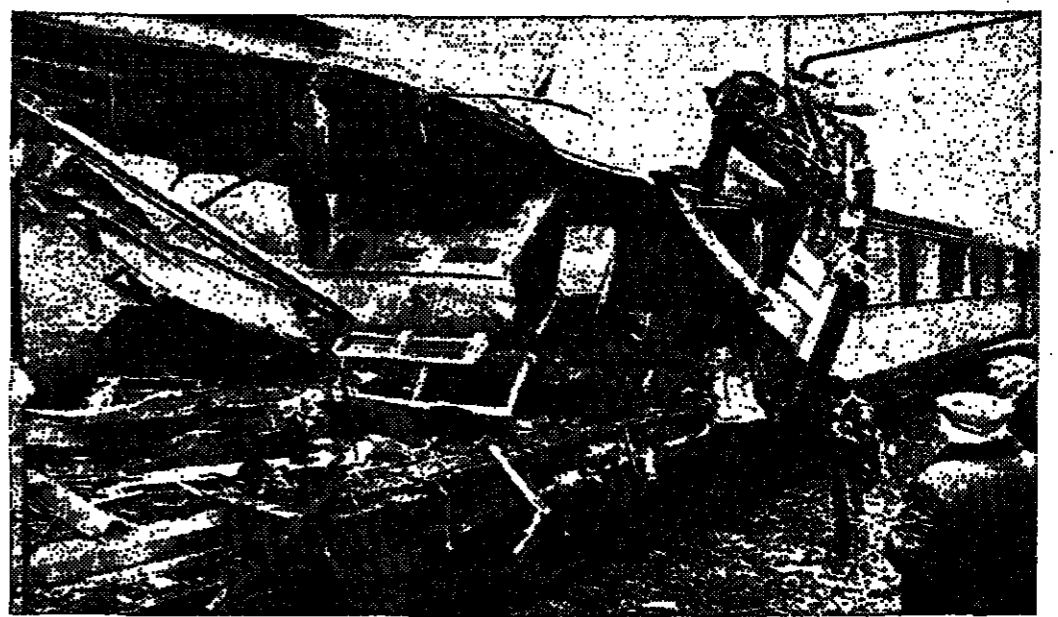
None of this, however, reflected any increased general satisfaction with the state of EEC-U.S. relations or a confidence that military, economic and commercial disagreements can be resolved adequately under existing arrangements.

Greek leader makes his presence felt

BY DAVID TONGE IN BRUSSELS

"LAST TIME you were the problem, this time I am," Dr Andreas Papandreu of Greece was told yesterday by President Francois Mitterrand of France.

This morning, the Greek leader had some cynical questions to ask about the Turkish generals' promises of elections and democracy.



LIMOGES—Police said yesterday that the blast on a French express train which killed five people and injured 28 on Monday night was caused by a package of explosives on a luggage rack.

One eyewitness said on television that the explosion, which scattered debris up to 200 yards away, occurred after an argument between two passengers over a briefcase.

Burke quits Dail for Brussels

BY BRENDAN KEENAN, DUBLIN CORRESPONDENT

THE ARITHMETIC of Irish politics was altered radically yesterday by the decision of Mr Richard Burke to give up his opposition seat in the Dail (Parliament) and return to his former job as Ireland's EEC Commissioner.

The present European Commission retires in three years, but there is speculation in Dublin that Mr Burke may have been promised a second four-year term.

Mr Burke, however, is thought likely to want to add to this since the portfolio is thin in terms of power and responsibilities.

Italy in £640m industry boost

BY RUPERT CORNWELL IN ROME

THE ITALIAN Government yesterday gave the go-ahead to a £1,500m (£640m) facility to help research and development in high technology sectors of industry.

The endorsement, which came more than 18 months after it was first proposed, was issued from the Inter-Ministerial Committee on Industry, a few weeks after the scheme's approval by parliament.

Allocation of the money has not yet been set out, but the areas expected to benefit most are the car sector (Fiat and Alfa Romeo), aerospace and electronics.

Advertisement for CWM RHONDDA featuring musical notation and a list of products: Dunlop, G Plan, Revlon, Berlei, British Airways, Hotpoint, Kraft, Kellogg's, Esso, Hoover, Sony, Metal Box, Ferranti, Ford. Includes a form for requesting more information from the Welsh Development Agency.

Advertisement for Companhia Vale do Rio Doce Brasil, Carajas Iron Ore Project. Includes details about the project, bidding process, and contact information for the company in Rio de Janeiro.

Reagan plan for greater survival in nuclear attack

By REGINALD DALE, U.S. EDITOR IN WASHINGTON

PRESIDENT Ronald Reagan has launched a seven-year \$4.2bn (£2.3bn) civil defence programme to provide for the survival of "a substantial portion" of the U.S. population and ensure continuity of government in the event of a nuclear war.

The programme, to be run by the Federal Emergency Management Agency (FEMA), would include plans for the evacuation of up to two-thirds of the population from cities and "high-risk areas" if an attack seemed imminent. It is a major increase over the current programme, which involves \$1.3bn a year.

The agency said the plans were based on a government assessment that a surprise nuclear attack on the U.S. was less likely than "a general exchange" that would come out of a period of heightened international tension with the Soviet Union.

The assumption was that the President would have at least a week's advance notice to move people from 350 high-risk areas to "host areas" throughout the country.

The high-risk areas include 61 "counter-force targets," such as U.S. missile sites, strategic bomber bases and ports for nuclear submarines, and 319 cities—essentially all those with more than 50,000 inhabitants.

Mr Reagan's directive said the plan would "enhance deterrence" by maintaining perceptions that the strategic

balance was favourable to the U.S.; Mr Reagan and other members of his Administration have in the past expressed the view that the Soviet Union is better prepared for civil defence against nuclear attack than the U.S.

A FEMA spokesman said the agency's scientific studies had shown that a nuclear attack would be "survivable" with sufficient preparation. The thought is unlikely to appeal to anti-nuclear groups in the U.S. and Western Europe, who fear that the threat of a nuclear war will increase if governments believe that it need not totally destroy their countries.

The new U.S. programme is intended to double the number of Americans who survive from 40 per cent to 80 per cent, the agency said. Designation of "host areas" would be left to individual states.

Key industrial workers who would remain in high-risk areas would be provided with blast shelters.

Meanwhile, the Senate armed services committee rebuffed Mr Reagan's plan to base about 40 new MX missiles temporarily in existing Minuteman silos while trying to reach a decision on a permanent basing plan.

The committee followed the recommendation of its strategic weapons subcommittee and voted to cut funds requested for the interim basing plan, and for the missile's production, from the 1983 budget.

Argentine opposition stages protest

By Jimmy Burns in Buenos Aires

POLICE SET up protective barricades and cut off streets in central Buenos Aires yesterday as the country's opposition prepared to defy a Government ban by staging its first major demonstration against the Government since the 1976 military coup.

The demonstration, calling for a return to democracy and criticising the Government's economic policies, has been organised by the country's main trade union, the General Confederation of Labour (CGT).

The protest call is supported by all the other major unions, six human rights organisations, student groups, and the major political parties except for a wing of the Radical Party and the Movement for Integration and Development (MID).

Further support for the demonstration was declared by Admiral Emilio Massera, a former member of the military junta and current leader of the Social Democrat Party. The party issued a special edition of its magazine *Cambio* urging "everybody to the plaza" on the front page.

La Prensa silenced

The editors of Nicaragua's only independent daily newspaper, *La Prensa*, said it was not published on Monday because of excessive censorship. Reuter reports from Managua. It was the second time the newspaper had failed to appear since Nicaragua's Sandinist Government proclaimed a state of emergency on March 15.

Honduras denial

Honduras yesterday denied that it was responsible for any military activities in the neighbouring Central American state of Nicaragua. Reuter reports from Tegucigalpa.

Offer to miners

Chile's state-owned copper mine, El Teniente, has asked 3,000 workers to resign and offered them special compensation, a union spokesman said. Reuter reports from Rancagua.

U.S. boosts spending on chemical weaponry

SPENDING ON chemical warfare in President Reagan's 1983 defence budget is set to jump by more than \$200m to \$705m (£390m). It is the first phase of a long-term \$8bn U.S. programme of chemical rearmament that will be greeted in Europe with something less than enthusiasm.

The Defence Department insists its planned new weapons will be stocked only on U.S. soil but some allies could eventually face decisions on deployment or even co-production.

The potential for such weapons to cause further tension within Nato was apparently not lost on Mr Reagan. He announced his new policy, including the first production of nerve gas in 13 years, on budget day. For the first time since legislation designed to preclude secret production was introduced in 1975, the Administration was forced into public notification.

A weapons system based on toxic chemicals consists of four elements: the system to deliver the weapon, the munitions to spread the chemical agent, the agent itself, and the parry played by the environment in spreading the chemical's effects.

Such arms are designed purely to harm people. They proved so lethally effective in the First World War that the threat of use in the Second provided a successful deterrent. In its plan to rearm, the U.S. is using the familiar "twin track" argument of negotiating reductions from a position of strength.

The National Security Council launched the plan under the heading "complete verifiable ban on chemical weapons is U.S. goal."

Most Nato allies are signatories to the 1925 Geneva protocol prohibiting "the use in war of asphyxiating, poisonous and other gases, and all analogous liquids, materials or devices." But they interpret "in war" as first strike and they reserve the right to use nerve or other gases, including some bacteriological ones, in retaliation.

Behind the switch to chemical rearmament the U.S. estimates of 100,000 fully trained, equipped and protected Soviet troops, at least 14 chemical weapons factories, and allegations of Soviet use of such arms in Kampuchea, Laos and Afghanistan. Washington is responding to what it sees as a "one-sided arms race" 10 years on.

U.S. evidence supporting its claims that the Soviet Union has used chemical weapons in Laos, Kampuchea and Afghanistan was presented to Nato earlier this week. Stephanie Gray looks at the background to Washington's case for chemical rearmament.



Nato's response: British army reservists in Nuclear Biological and Chemical suits

Mr Max Kampelman, the chief U.S. delegate to the Madrid security conference, claimed recently that Soviet or Soviet-supplied pilots had rained down lethal agents on victims in these countries, who often died choking on their own blood an hour after contact. A UN mission is still investigating these claims of Soviet use of chemical weapons.

It is against this background that the Administration is seeking to rearm. Nevertheless, at \$123m, the allocation planned for weapons production is vastly overshadowed by the \$508m which will be spent by the U.S. on improving the defences of

its armed forces against chemical attack.

Defence, mostly in the form of adequate protection, is the traditional Nato response to the Soviet superiority. It also covers detection, decontamination and training. The remaining \$70m would go towards dismantling aged and increasingly unstable US stocks.

The new "binary" weapons, which would be in production by 1984, contain components which are harmless until they combine on impact. Two new delivery systems, a 155m artillery shell containing GB nerve gas, and the Bigeye bomb,

which would release the agent VX, are also planned.

The symptoms of a "lethal dose"—one that kills 50 per cent of the population—of almost undetectable GB or VX gas include drooling, vomiting, incontinence, confusion, coma, convulsions and, finally, asphyxia.

President Reagan's formal certification of renewed production followed Congress's approval last July of funds for a binary weapons factory. Anticipating anti-U.S. feeling, however, it sought at the same time a country-by-country report on the official view of chemical weapons of the Nato allies. Whatever their reaction it is clear that the Reagan Administration has been committed to a chemicals build-up since it took office and has troubled President Carter's already escalating budget.

The National Security Council insists, however, that there is no intention to match the Russians on a round-for-round basis or in types of weapons. Experts estimate present U.S. and Soviet stocks at 42,000 and 300,000 tons of chemicals respectively.

The U.S. holds this decisive Soviet military advantage partly to blame for the breakdown of bilateral negotiations on chemical weapons control in 1980. The talks came unstuck over the question of mutual verification of the destruction and production of stocks.

Moscow has recently tried to restart the talks, claiming the U.S. was solely responsible for the break. While there is only the remotest chance that discussion between the two will resume, the issue is to be aired, on Britain's initiative, at the 30-nation UN Committee on Disarmament in Geneva.

China protests to U.S.

By TONY WALKER IN PEKING

CHINA HAS protested to the U.S. over its handling of Taiwanese immigration.

This is a further sign of a hardening of Peking's attitude in its dispute with Washington over Taiwan.

The official New China News Agency reported last night that the Chinese Foreign Ministry handed a Note to the U.S. Embassy in Peking last Friday protesting against "another U.S. move to create two Chinas by treating Taiwan as a separate foreign state on the issue of immigration."

China claims this contradicts

principles enshrined in the communique on the establishment of Sino-U.S. relations which recognises that Taiwan is part of China.

The note demanded that the U.S. correct its "mistake."

AP adds from Washington: The Reagan Administration is delaying a \$60m (£33m) arms sale package for Taiwan even though it appears to have strong support in Congress.

The principal destruction to the spare parts sale is China's insistence that the U.S. explicitly rule out selling advanced weapons to Taiwan.

Proposal to change development bank's loan system

By PETER MONTAGNON IN CARTAGENA

BRAZIL, Mexico and Argentina have proposed a radical change in the system under which more wealthy developing countries cease to be eligible for loans from the Inter-American Development Bank.

The proposal was made at the development bank's annual meeting in Cartagena, Colombia.

Under the proposed system a developing country would remain eligible for such loans, but as its standard of living rose it

would have to increase its paid-in capital with the development bank, from which it was borrowing.

The paid-in capital would act as a kind of compensatory balance, said Dr Carlos Langoni, the governor of Brazil's Central Bank. It would thus increase the effective cost of borrowing from institutions such as the World Bank and Inter-American Bank to the point where it would eventually make no financial sense to draw on these banks for funds.

The proposal, to be discussed in detail at the Inter-American Bank's forthcoming governors' committee meeting in Berlin in July. It is intended to take some of the emotional heat out of the graduation question, which Dr Langoni says "hangs like a sword of Damocles over our heads."

It is also intended to offer a means whereby the development banks can continue to increase their overall levels of lending for development.

"We are telling the U.S. that

we are prepared to put additional convertible currencies into the banks if necessary and in return we are asking for the U.S. to support a real increase in the banks' lending programmes," Dr Langoni said.

The three countries are proposing jointly at the Cartagena meeting that the Inter-American Development Bank's lending should rise in nominal terms by 18 per cent over the four years starting in 1983, with total loans during the period amounting to \$14.5bn (£7.9bn).

For the Inter-American Development Bank itself the proposed change would not be as radical as if it was taken up by the World Bank. The development bank has always expected borrower members to contribute more in convertible currencies as their standard of living rises.

The proposal has been made in the framework of tough discussions at committee level.

Ecuador seeks \$900m credits.

Page 29

"THE BRITISH ARE COMING"

— Colin Welland

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WORLD TRADE NEWS

Dutch poised to pull out of gas deal

BY CHARLES BATCHELOR IN AMSTERDAM

THE NETHERLANDS looks set to pull out of the proposed gas deal between the Soviet Union and a group of West European countries...

for three months, lay with the Soviet Union, an AEN official said. The Dutch see no reason to extend the deal if there is no interest from the Soviet side...

Ferranti wins Brazil navy deal

By Andrew Whitley in Rio de Janeiro

FERRANTI, the defence and electronics group, yesterday signed a \$48m contract for the design and supply of weapons control systems...

Japan agrees to peg car exports to U.S. at last year's levels

BY REGINALD DALE IN WASHINGTON AND RICHARD HANSO IN TOKYO

JAPAN HAS responded to U.S. demands to restrain its car exports by agreeing to peg levels this year at 1.68m units, the same as last year.

South Korean television venture in Portugal

BY DIANA SMITH IN LISBON

SAMSUNG ELECTRONICS OF South Korea will begin manufacturing colour television sets in association with a Portuguese partner this autumn.

This is the company's first venture into manufacturing in Europe, and means a \$8.7m (£4.5m) investment.

Initial annual output will be about 20,000 sets, rising over

five years to 150,000 sets. Eighty per cent of the output will be for export, to the EEC, Africa and the Middle East.

Samsung executives looked at other European countries, but decided Portugal was ideal because of its location, reasonable labour costs and forthcoming EEC membership.

The Portuguese electronics

company, Emacec will hold 35 per cent of the capital of the new venture, and its existing factory at Alcoitao will become the television colour plant.

Marketing in the UK and part of the design responsibility will fall to a British concern, Product Resources, which will hold 10 per cent of the capital.

sets will increase gradually from 20 per cent to 80 per cent. The country already has some experience in colour television manufacturing, with large Grundig and Philips operations.

Samsung sets fall into the lower price range and, with a growing Portuguese content, will qualify for sale in EEC countries as Portuguese and not South Korean goods.

Victor Walker reports from Greece on planned employment regulations

Protest storm by foreign companies

GREEK Government proposals to extend domestic employment regulations to all foreign companies could harm the country's role as a centre for Middle East business.

The main suggestion of the five-month-old Socialist Government of Mr Andreas Papandreu is that all offshore companies pay national health and pensions contributions for all their foreign personnel.

It is estimated that this measure would add 29 per cent to wage costs and has caused several large offshore operations to calculate that it would be cheaper for them to move to more advantageous locales, such as Cyprus.

Another proposed amendment is that foreigners be subject to income tax under the same criteria applied to Greeks: these are designed to combat tax evasion.

Companies would also have to keep accounting books in Greek, pay customs duty on office equipment, and be less able to obtain

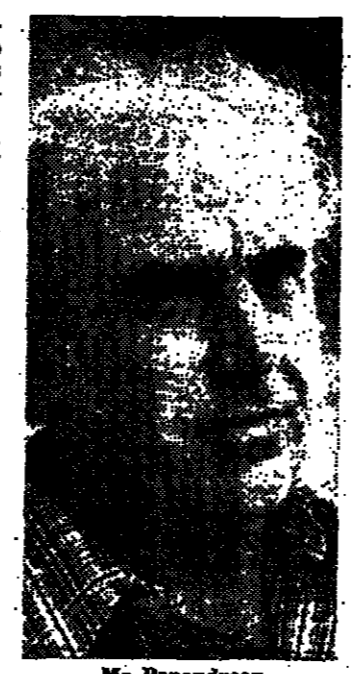
ensure that only "serious" businesses work in Greece and to prevent abuse of the privileges it offers under the laws in question.

The protests have caused it to back down on demands that companies' bank guarantees for "good behaviour" be raised from the current level of \$5,000 to \$100,000; the government is now suggesting a level of \$50,000 (\$25,315).

Officials are also quick to describe as a mistake their initial proposals that no company with Greek domestic operations could also work offshore—a move which would have hit, for instance, Bank of America.

The draft also raises the minimum foreign currency which offshore companies must generate to \$50,000 per year for concerns with up to four employees, and a further \$15,000 for each additional employee.

Law 89 was enacted under the junta and helped Greece to woo a number of companies which had to flee strife-torn Beirut. The government is now considering the reactions it has



Mr Papanдреου received before presenting a final draft to Parliament in the next few days.

Iran threatens to stop buying Brazilian sugar

By James Dorsey in Kuwait

IRAN has threatened to stop buying \$60m (£31.5m) worth of Brazilian sugar a year unless Brazil agrees to buy an equivalent amount of Iranian oil, according to Dr Ali Shams Ardakani, Iran's ambassador to Kuwait.

Dr Ardakani, an associate of Mr Mohammed Ghazali, the Iranian Oil Minister, and a member of Iran's delegation to the Organisation of Petroleum Exporting Countries (Opec), denied reports that Iran was offering Brazil a shipment of 300,000 barrels daily for three years at \$27 a barrel.

Price tag But he explained that Iran has told Brazil that the price tag on both sugar and oil should agree with international market prices.

Iran has agreed, however, to make calculations in local currency, taking the dollar interest rate into account.

"It is a barter agreement which reckons international price fluctuations," Dr Ardakani said. Western oil experts doubt whether Brazil will accept the Iranian terms. They say that Brazil maintains close economic relations with Iraq. Brazil is involved in Iraq's nuclear reactor project and in a joint venture for the exploration of oil.

Chevron in £15m Indian investment

By K. K. Sharma in New Delhi

CHEVRON Overseas Corporation of California, the first foreign oil company to be awarded a contract for offshore exploration on India's continental shelf since bids were invited last year, has agreed to make an initial investment of \$25m (£13m) to drill three wells in the first three years.

If Chevron decides to continue drilling for two more years, it will invest another \$18m.

Announcing this to Parliament yesterday, Mr P. Ahiv Shaunkh, India's Minister of Petroleum, said that under an agreement signed last Friday, Chevron had agreed to sell its share of oil to the government until India achieved self-sufficiency in crude.

South African turbine order secured

By Our Correspondent in Muhlheim

KWU yesterday signed contracts in South Africa for the delivery of six 600 MW turbine generator sets worth more than DM 500 million (£24m). At the same time, the West German power station builder has completed a nuclear technology transfer agreement with General Electric in the U.S.

The South African order, won against international competition, was placed by Escom, the South African Electricity Supply Commission as part of a 3,600 MW coal fired power station to be built at Katala in the centre of the country's coal producing region 100 km south-east of Pretoria.

The first of the 600 MW power station blocks is due to be commissioned in 1987 with the other five blocks following at annual intervals. The Katala turbine contract is the last of a series of boiler and turbine orders totalling nearly R4bn placed by Escom over the last two years for four large coal fired power stations. Boilers for the Katala plant will be supplied by Combustion Engineering of the U.S.

The financing of the KWU deal will be carried out chiefly through supplier credits put together by a West German banking consortium. Including the South African contract, KWU has won orders worth around DM 2.5bn in the last six months and it expects total orders of some DM 5.5bn in the current financial year.

The partnership agreement with General Electric will run to 1996 and replaces the original licensing deal agreed in 1964—and due to run out this year—which at that time gave AEG-Telefunken, formerly 50 per cent owner of KWU, access to GE's boiling water reactor technology.

The co-operation package covers the two-way transfer of technical information in the areas of boiling water reactor technology, the manufacturing of nuclear fuel rods and reactor servicing.

COMPANHIA VALE DO RIO DOCE BRASIL CARAJAS IRON ORE PROJECT ADDENDUM TO THE INVITATION TO BID FOR 1,450,000 WOODEN TIES INVITATION TO BID No. CA-002

Notice of Redemption of Norwich Overseas, Inc. 4 1/4% Convertible Guaranteed Debentures Due December 15, 1983 Redemption Date: April 30, 1982 Conversion Right Expires: April 30, 1982

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Further £15m to be invested in biotechnology

BY DAVID FISLOCK, SCIENCE EDITOR

AN EXTRA £15m investment in biotechnology over the next five years has been approved by the board of the British Technology Group.

The chief conditions are that suitable commercial proposals are forthcoming, and that the Government's investment is matched by a similar sum from the private sector.

The investment will be on top of a BTG commitment of about £13m in more than 40 British biotechnology ventures. These range from academic research projects to strategic investments with such partners as Prudential Assurance and Rank's Hovis/McDougal.

The next major biotechnology venture by BTG is expected to be an agricultural counterpart to Celltech, its joint venture with four City institutions. This "country cousin" of Celltech is expected to be announced later this summer.

Since farming and forestry are structured quite differently from the health-care industry, for which Celltech is cater-

ing, the new company is expected to use pieces gleaned from the Celltech experience rather than try to repeat the same recipe.

In its first year, Celltech accomplished the major task of transferring the technology of monoclonal antibodies from the universities to its own laboratories at Slough.

Celltech has just set up a division specialising in making and marketing monoclonal antibodies as aids to diagnosing diseases, in pursuit of a world market estimated at £250m by 1985. Most of the £15m is earmarked for small biotechnology firms which companies will be making specialised products of high value.

Another substantial investment seems likely in RHM's new food mycoprotein. BTG believes mycoprotein can find a big market, not as a meat substitute but as premium-grade protein analogous to natural fungal protein products such as mushrooms and truffles.

Feature, Page 23

'Strikes will increase as economy improves'

By Arthur Smith, Midlands Correspondent

THE FALL in industrial disputes and wage levels will be reversed once the economy improves, the Birmingham Chamber of Commerce has warned.

Mr John Black, the president, said some satisfaction could be derived from the relatively low number of major disputes. This was a direct reflection of recession and the "unacceptable high level of unemployment."

"Let no one be under any illusions that this will remain once the economy accelerates," he said. The unions, as before, would see their main objective as securing a larger proportional share of profits.

Mr Black said unemployment was a major social problem. "Despite assurances from the Government that crime and the city riots of last year are not related to unemployment, I believe the opposite view obtained."

The Birmingham chamber was making its contribution to creating job opportunities through the inner city partnership project in association with local authorities and Government departments.

Companies that carry the can for overcapacity

Maurice Samuelson looks at problems facing the drink-packaging industry and its fight for fitness

SIX MONTHS ago, the five companies which make beverage cans in Britain launched a joint publicity campaign to boost their product in the face of tough competition from rival containers.

The five are Metal Box, Britain's leading packaging company, and its four North American - based rivals - American Can, Continental Can, Crown Cork and Nacanco. Today the American quartet are wondering how long they will all maintain a presence in Britain.

The common concern of all five has been the sustained challenge from glass and the increasingly popular rigid plastic bottles (PET). Now they are also facing overcapacity within their own industry after a decade of excessive investment in new UK production lines.

Operation

None of the U.S. rivals to Metal Box is on the brink of withdrawing, but at least one of them thinks this could become a possibility next year unless there is a dramatic recovery in the industry.

Hence, the race for a lean and fit operation reflected in cuts and closures such as those announced last Friday by Metal Box. The company is closing a relatively new beverage can plant which employs 300 people at Westhoughton, near Bolton. It is also closing a central heat-

ing radiator factory at Monmouth, employing 370, and its three-piece food can line at Leicester, employing 500.

The Westhoughton plant employs fewer people than the other two, but its closure is in some ways more significant.

Much of the overcapacity in the drinks can sector stems from the introduction to Britain of the two-piece can, which is lighter, cheaper and more attractive than the old three-piece variety.

The closure at Westhoughton shows that the painful process of rationalisation has also caught up with a plant based on new technology. It was the first full production line for two-piece beverage cans established in Britain a decade ago and the first of its kind (apart from a smaller pilot plant) to be closed.

As a first-generation two-piece can line it is less efficient than some of those introduced in the past two years. Nevertheless, its closure after about a decade would probably have been avoided had it not been for the industry's huge overcapacity.

Metal Box believes the UK's overcapacity in beverage cans in the past year was only about 25 per cent and that Westhoughton's closure reduces it to about 10 per cent.

But this is startlingly dif-

ferent from the 60 to 70 per cent overcapacity estimated elsewhere in the industry. Mr Paul Knocker, marketing director of Continental Can, which recently opened its first UK drinks can factory, believes overcapacity last year was 100 per cent and is now down to 70 per cent.

He could not measure the effect of the closure of Westhoughton, but said it was good news for the industry as a whole.

In 1982, the five UK manufacturers are expected to supply 2.7bn beverage cans, 1.5bn of them for beer and the rest for soft drinks.

Too long

Continental, the world's leading packaging company, claims that it had seized more than a sixth of last year's UK market by supplying 490m cans, compared with Metal Box's 855m; Nacanco's 837m; American Can's 426m; and Crown Cork's 130m.

Continental, whose headquarters are at Stamford, Connecticut, came into Britain after the termination of its long-standing territorial agreement with Metal Box. This spurred Continental's entry into Western Europe, enabling Metal Box to open up in the U.S.

Mr Knocker, himself a former Metal Box man, partly blames his old company for the present "trauma" in the UK can industry. He says Metal Box held on for too long to old technology and kept its prices high. Customers had been paying a premium for two-piece cans instead of obtaining them more cheaply, he said. UK can prices had been 40 per cent higher than in the U.S. and West Germany.

Nevertheless, he agrees there has been excessive investment in Britain by American-based companies, hoping to break up Metal Box's UK-based empire, and that some were now reviewing the wisdom of their decision.

Mr Knocker says Continental's £24m investment at Wrexham, Clywd, is proving successful and would "more than break even" in 1982 with an anticipated turnover of some £20m. This follows "significant losses" last year.

Metal Box is Continental's chief opponent on the European mainland, but Continental now sees American Can as its chief U.S. rival, as its most immediate competitor in the UK. American Can has a highly efficient two-piece can factory at Runcorn, Cheshire, and a three-piece line at Milton Keynes.

Some of the toughest competition over the next couple of years will centre on major con-

tracts due for renewal. Nacanco has a seven-year contract to supply 240m cans a year for Coca-Cola. The contract, for which other companies are already vying their lips, is due to be renegotiated in 1984. It is not clear whether Coca-Cola in the UK will again offer such a long contract to a single maker. In the same year, an important can contract with Bass is due for renegotiation.

Coca-Cola is also an emotive subject among UK can-makers following last year's import of about 100m filled cans from West Germany (where they were made by a subsidiary of Continental).

Reluctant

They were being sold there for about 11p each compared with a UK shelf price of about 20p. Mr Knocker says this is because UK filling and distribution costs are three times higher than in West Germany.

The other major change in UK can-making is the steady switch from tin-plated steel to aluminium. Half the cans made here this year are expected to be aluminium, compared with only 12 per cent in 1979.

Most companies use both tin plate and aluminium and are, therefore, reluctant to start an inter-company war based on these materials' respective advantages.

Nevertheless, the trend to aluminium is unmistakable, with implications far beyond the packaging industry.

Manchester Steel gets £2m boost

By Nick Garnett, Northern Correspondent

MANCHESTER STEEL, a subsidiary of Elkem, the Norwegian metal manufacturer, announced yesterday a £500,000 programme to increase capacity and improve quality at its Bidston plant on Merseyside. A further £250,000 is to be spent on modifications to Bidston's electrical system.

Manchester Steel was set up seven years ago by Elkem and purchased Bidston Steel, which makes steel billets and reinforcing bars, in 1979. It did so largely because it needed a second furnace and the EEC required it to buy an existing one.

Elkem's UK subsidiary believed, last year, that an upturn in the third and fourth quarters represented a sustained trend of higher demand. As a result it introduced an extra shift at the Manchester melting shop.

In the first three months of this year the upturn has petered out, an experience similar to that of other steel-makers. Elkem says that it will retain the extra men brought into the melting shop.

The company, which employs 800 on its Bidston and Manchester sites, has introduced a range of cost saving measures.

£1m coil spring investment

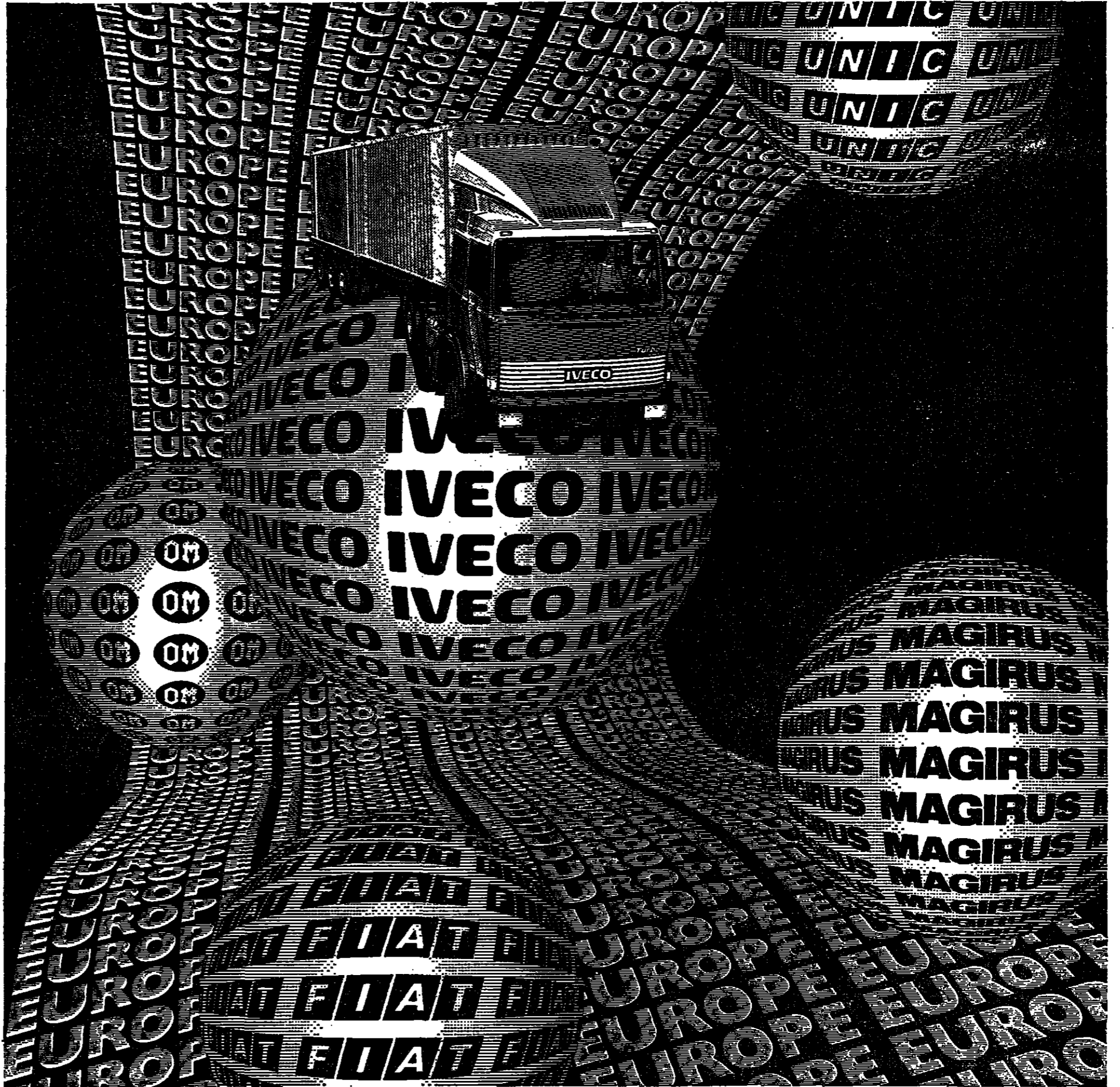
By Robin Reeves, Welsh Correspondent

BRAMBER ENGINEERING, the vehicle spring manufacturing subsidiary of the Stephenson Blake (Holdings) Group, is to invest more than £1m in modernising and expanding the coil spring production facilities at its Rhonda headquarters in South Wales.

Demand for coil springs in motor vehicles is set to grow by about 20 per cent in the next three years, Mr Gerald Long, Bramber's general manager said. The company expects a growth in their use in cars at the expense of hydrogas and other suspension systems.

It also foresees increased use of coil springs for the front suspension of commercial vans—in preference to the traditional multileaf and taper leaf spring front suspension.

The investment programme is designed to replace Bramber's semi-automatic, relatively labour intensive, coil manufacturing facility with a microprocessor-controlled production line capable of automatically processing coil springs of varying specification from the raw steel stage through to the finished painted product.



ONE TRUCK IN SIX HAS THE IVECO BADGE

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8.75% p.a. net = 12.50% gross*

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10.25% p.a. net = 14.64% gross*

Investment accounts.
OPEN BONDSHARES
SIXTY PLUS BONDSHARES
up to
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Regular savings.
BUILD-UP SHARES
10.00% p.a. net = 14.29% gross*
S.A.Y.E.
Rates remain unchanged.
At the end of five years equivalent to:
8.30% p.a. net = 11.86% gross*
At the end of seven years equivalent to:
8.62% p.a. net = 12.31% gross*

*When Income Tax is paid at a basic rate of 20%

UK NEWS

Barclays set to launch premium Visa credit card

BY WILLIAM HALL, BANKING CORRESPONDENT

BARCLAYS BANK will follow Lloyds and Midland into the premium credit card market. It plans to launch its own premium Visa card in the autumn. The move is designed to improve service to those wealthy clients bankers describe as "high net worth individuals."

£20m aid for small engineering companies

By Tim Dickson

DETAILS of a £20m Government grant scheme to encourage small engineering companies to invest in high-technology machine tools, were announced yesterday. Under the Small Engineering Firm Investment Scheme (SEFIS), first mentioned in the Chancellor's Budget speech, companies employing fewer than 200 people will be able to recover a third of the cost of some new capital equipment.

Nippon Electric plans UK microchip plant

BY RICHARD HANSON IN TOKYO AND GUY DE JONQUIERES IN LONDON

NIIPPON ELECTRIC, one of Japan's largest semiconductor manufacturers, plans to start mass production in Scotland this autumn of 64-K Random Access Memories, the most advanced type of microchip memory being manufactured in volume. It said in Tokyo that 64-K RAMs would account for about half the initial output from the plant it is building at Livingston, near Edinburgh, starting in October. It plans to produce about 300,000 of the devices a month.

The only European-owned company in the market is Siemens of West Germany, which also expects to enter volume manufacturing this year. Immos, Britain's state-backed microchip venture, has been making 64-K RAMs in sample quantities at its factory in Colorado in the U.S.

Government attacked on life company regulations

By Eric Short

THE GOVERNMENT has been severely criticised by a leading Scottish life company for adopting Continental practices in determining the solvency of life companies. Under regulations made last December, life companies will have to show from April 1989, that their assets exceed their liabilities by at least 10 per cent of their reserves plus three per thousand of the capital at risk.

Insurance case 'should be tried in Kuwait'

BY RAYMOND HUGHES, LAW COURTS CORRESPONDENT

THERE was no reason to doubt the competence of a Kuwaiti judge, to try a dispute over a marine insurance policy, a Commercial Court judge said yesterday. Mr Justice Bingham ruled that Kuwait and not the UK was the proper place for the trial of the dispute between Amir Rasheed Shipping Corporation, a Libyan company and part of a shipping group based in Dubai, and Kuwait Insurance Company.

insured by KIC. The vessel was seized in a Saudi Arabian port, the Saudis, apparently believing, said the judge, that its master was smuggling diesel oil from Saudi Arabia to the United Arab Emirates. Neither Rasheed nor KIC had felt it prudent to go to Saudi Arabia to investigate the matter. Rasheed gave notice of abandonment on the ground that the vessel was a constructive total loss. KIC rejected the notice; Rasheed began legal action.

BCal £2m deal

BRITISH CALEDONIAN is leasing for four years the four One-Eleven Series 300 twin-jet Laker Airways, which collapsed early in February. The deal, costing £2m, has been arranged with Nordic Finance, creditors of Laker Airways.

Award for FT writer

DAVID FISHLICK, science editor of the Financial Times, yesterday won the Chemical Writer of the Year award for his series of articles on biotechnology. Mr Fishlock was presented with a cheque for £1,000 by Mr Kenneth Baker, Industry and Information Technology Minister, at a lunch in London. The awards are sponsored by BASF, the German-based chemicals group.

RAC call-outs rise

THE RAC was called out to 855,000 breakdowns last year, a rise of 8 per cent over 1980. The total would go much higher if the RAC were to include calls for forcing motorists to stop servicing. Mr John Gillmore, director of the Club's member services, said yesterday.

Receivers group

A GROUP of chartered accountants has launched a body to represent members of the profession working as receivers and liquidators. The Professional Accountants Insolvency Association is intended by its founders to rival the Insolvency Practitioners Association.

Mill to close

TAYLOR AND HARTLEY Fabricators, part of the Bodycote International Group, is to close its factory near Great Harwood, Lancs, with the loss of 115 jobs. The mill will "wave out" by June 25.

Furniture boost

THE CUT in mortgage rates should start to bring about an improvement in furniture sales in the next few months, according to Mr Roy Bousfield, vice-chairman of Associated Dairies Group, which owns Allied Carpets and Wades Furnishing.

£250,000 on ice

THORNTONS, the continental chocolate manufacturer, which sells confectionery worth £16m each year, is to spend £250,000 on a new ice cream factory at Belper, Derbyshire.

Imps lifts prices

IMPERIAL TORACCO will increase the price of its cigarette brands by 5p for 20 from April 19.

Medicines Act 'may be costing £85m a year'

BY GARETH GRIFFITHS

REGULATIONS under the 1968 Medicines Act could cost the UK between £30m and £85m a year (1981 prices) in increased manufacturing costs and delays of two years in launching new products, claims a study published today by the Office of Health Economics. The Act covers the licensing of drugs by the Department of Health and Social Security and provides a system of inspection and monitoring. The OHE (funded by the pharmaceutical industry) says more than 1,000 staff are required to administer the Act and it can take up to a year to handle licence applications.

CBI president calls for campaign to back EEC

BY NICK GARNETT, NORTHERN CORRESPONDENT

SIR RAYMOND PENNOCK, CBI president, yesterday called on companies to mount a campaign among their members to explain what EEC membership meant to their own investment and trading performance. Pulling Britain out of the Community would throw thousands out of work and this message had to be delivered to the British public, Sir Raymond told the annual dinner of the CBI's Yorkshire and Humberside region in Leeds.

Judge rules for BL in exhaust copyright action

FINANCIAL TIMES REPORTER

BRITISH LEYLAND, fighting to protect its Unipart spares division from unlicensed competition, yesterday won most of its High Court copyright action against Armstrong Patents over car exhaust assemblies. Mr Justice Foster decided eight of nine issues in BL's favour but he wanted further argument on the one remaining issue - the possible defence in EEC law which might be open to Armstrong under the Treaty of Rome. Both sides wanted time to consider fully the Judge's rulings - which are likely to be of major importance to the motor trade - before considering any appeal.

Driving forces behind Ford's cut-price coup

Kenneth Gooding explains why the major British carmaker has reduced its list prices

Ford of Britain got its car marketing strategy all wrong in the first quarter of this year but by announcing cuts in its recommended prices on most models from tomorrow. This was the verdict of the rest of the motor industry to Ford's move and it seems unlikely that price cuts by any of its rivals will follow. The only possible exception to this will be some harder-pressed Continental companies. BL said yesterday that, having had the chance to digest the Ford changes, it certainly would not take similar action. "The big-selling Ford cars, like the Escort 1.3 litre, have hardly been touched. Only the fringe models which sell in very low volumes have been substantially reduced."

1981. The company took 31.5 per cent of new car sales in January and only 23.2 per cent in February, at a time when the market failed, overall, to live up to expectations. Such market shares are nothing to be ashamed of and BL would dearly love to feel it might one day approach them. But they must be seen in the context of Ford's target for 1982 of between 32 and 34 per cent and against 32.65 for 1981. Not only did Ford get its first quarter target wrong in the first quarter of this year; it also missed out on its forecast that total new car sales in Britain this year would be 1.5m. In the first two months sales were running at an annual rate of only 1.36m. Ford's prediction that "we will get at least 32 per cent of 1.5m market" was the one used when the company talked to its dealers at the end of last year and fixed first-quarter sales targets. As the year progressed, it became obvious to many dealers

Land Rover launches two models

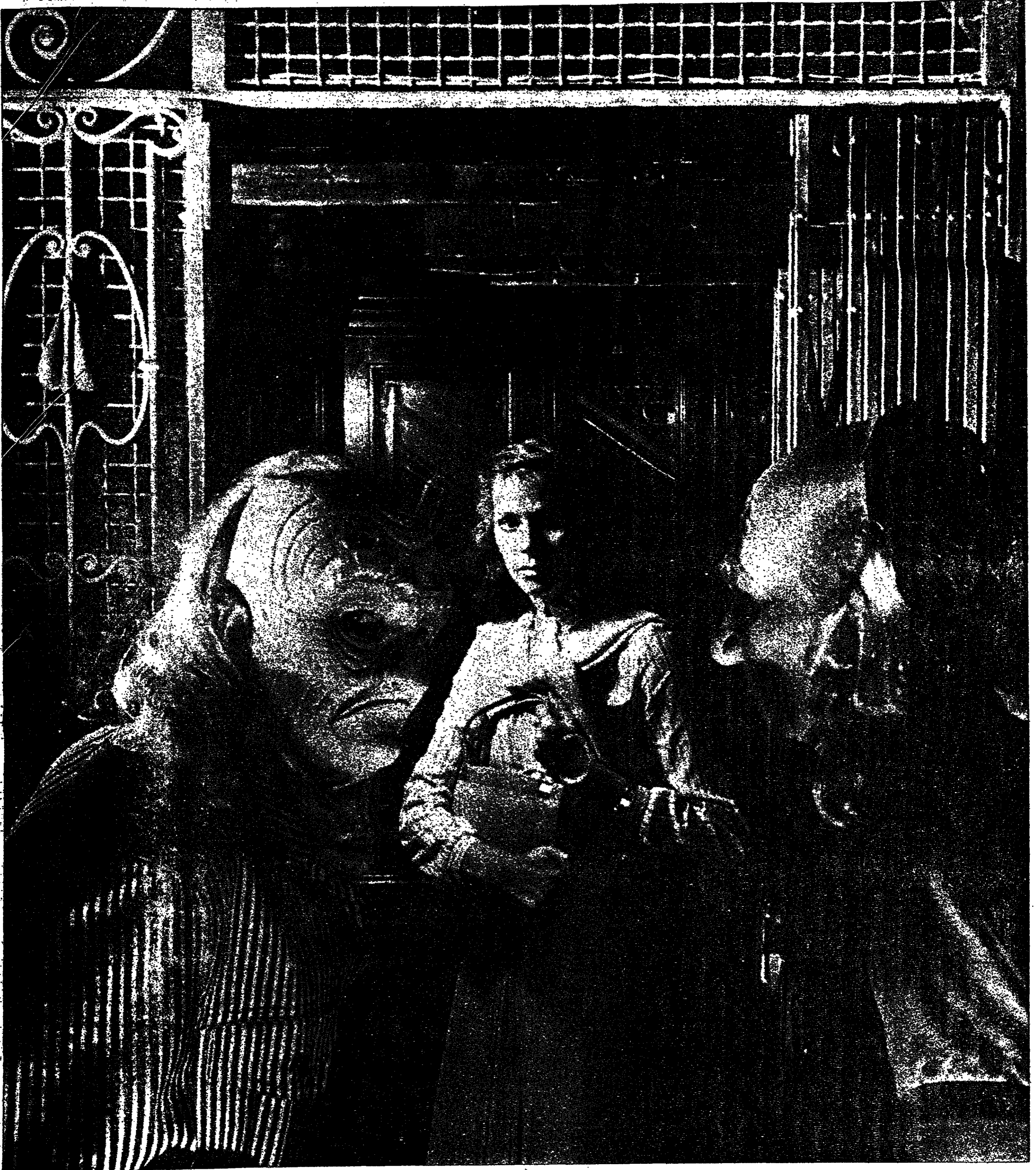
LAND ROVER, the BL subsidiary, will launch today two wheel-drive vehicles, both the result of a £1m development programme. Land Rover expects to export eight out of 10 of the new variants, a high-capacity pickup and an upmarket Country Station Wagon. They will be introduced progressively on the Continent, in the Middle East and Africa during this year. Mr Mike Hutchinson, managing director of the company, said that "the first tentative signs of recovery" in demand for four-wheel-drive vehicles were visible. Land Rover claims that its high-capacity pickup is capable of carrying 1.3 tonnes, a 25 per cent increase in payload over the previous model. The price is only 5 per cent higher, starting at £7,533. The Country Station Wagon, based on either the short or the long-wheelbase Land Rover, are also about 5 per cent up on the standard Land Rover, starting at £8,647.

ACC perks allegations 'too generalised'

BY RAYMOND HUGHES, LAW COURTS CORRESPONDENT

GENERALISED allegations about "perks" having been provided for directors of Associated Communications Corporation out of company funds, were ordered by a High Court judge yesterday to be removed from the petition by institutional shareholders of ACC who are trying to block the record £80,000 golden handshake to Mr Jack Gill, formerly Lord Grade's deputy at ACC. Mr Justice Mervyn Davies said the amended petition by Possfund - the Post Office staff pension fund - and other institutions holding ACC non-voting shares, contained a great number of specific allegations of breaches of duty against ACC's directors. It was objectionable to try to add generalised allegations that ACC would have difficulty in dealing with. Unless the petition were amended to clear ACC, its subsidiary, Bentry Investments, and Mr Gill would be uncertain what case they had to answer, the judge said. He ordered two sentences to be deleted from the amended petition, and made other, more minor, excisions. The petitioners were given leave to appeal. One of the deleted sentences stated that the petitioners were unable to give more particulars of alleged breaches of duty by Mr Gill, except that they included the procuring by him, acting by himself or with the concurrence of other directors, of "unjustified and/or unreasonable and/or unauthorised perquisites and/or other benefits to be forthcoming from the company... for the benefit of himself and/or other directors..."

wholly unjustified from the point of view of the general body of the members of the company. Mr Richard Sykes, QC, for ACC, had objected to those sentences because of their breadth and lack of particularity, which, he said, made them embarrassing, in the legal sense of being difficult or impossible to deal with. He did not object to the actual allegations being made, provided they were identified by specific instances. "I can't deal with an amorphous mass. I must know what the case is that I have to meet," he said. Earlier, Mr William Stubbs, QC, for the petitioners, urged the judge to allow all of the amendments to go through. He quoted evidence in which Mr Gill stated that there had been a practice in ACC of delegating to the chairman and chief executive the fixing of emoluments of non-executive directors and senior executives, without reference to the board - a practice, said Mr Gill, followed by Lord Grade and his predecessors as chairman. The same practice had applied to perks and other benefits, Mr Gill's evidence went on. "The company paid out enormous sums of money to various persons and Lord Grade's view was always that he did not like to discuss these matters in the boardroom." It was a matter of the highest principle and importance for the petitioners, who included some of the largest institutional shareholders in the UK. "They wish to establish that there are limits to the way in which listed companies can be run for the benefit of members of the board," said Mr Stubbs. Mr Jack Gill is understood to have been in talks with a video company. The negotiations are still in progress on terms of an employment but an invitation has been extended to him to join the Board.



"I had \$880 in my bag and it wasn't in American Express Travellers Cheques. The lift stopped on the second floor and two strangers got in...."

don't mind admitting it, I was scared. I was sure I was going to be robbed and my trip would be ruined. As it turned out the two strangers were perfectly innocent, just a couple of lads going to a fancy dress party in the disco on the hotel roof. But the fright they gave me reminded me just how unsafe you can sometimes feel if

you carry a lot of cash. You know what I mean? Since that little experience, I've always taken most of my money in American Express Travellers Cheques and it's amazing how much more relaxed I feel. Because if they're lost or stolen it's inconvenient, but it isn't a disaster like losing cash. Do you know what happens?

You just contact the nearest American Express Travel Office* and they can arrange a refund. You don't have to wait until you return home; they can make the refund while you're still travelling, so your holiday isn't ruined.

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So next time you travel abroad, take the world's leading travellers cheques, American Express. There's no safer way to carry your money.

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UK NEWS - LABOUR

Youth employment schemes 'still displacing' regular workers

BY BRIAN GROOM, LABOUR STAFF

LITTLE OR no reduction has been achieved so far in the extent to which teenagers on temporary work experience schemes displace regular workers...

One of the three, Mr Bill Keys, general secretary of the Society of Graphical and Allied Trades, said yesterday: "I am not prepared to cite an MSC which is the agent of a reactionary government..."

A drive by the MSC to curb substitution started several months ago, when it became clear how emotive the issue was. Detailed instructions have been issued to field staff on how to vet schemes for possible abuse...

Disputes cost more working days

STRIKES AT British Rail and Leyland Vehicles contributed to a rise in the number of working days lost because of industrial disputes in February, writes Brian Groom.

above the revised figure of 494,000 for January, and somewhat higher than the low average of 350,000 per month in 1981.

The Leyland and BR disputes together accounted for more than 60 per cent of the February figure, according to the Department of Employment's monthly gazette.

Some wages up 10%

BY MAX WILKINSON, ECONOMICS CORRESPONDENT

Table with 2 columns: Industry, Average weekly earnings of male manual workers (£ per week). Includes Food, drink and tobacco; Coal and petroleum products; Chemicals and allied products; Metal manufacture; etc.

AVERAGE WEEKLY earnings of full-time manual workers on adult rates in manufacturing and some other industries averaged £125 for 43 hours last October, according to the latest Department of Employment survey.

These show that miners were earning an average of £148 a week last October, excluding special benefits such as free coal. If these are included the total was £178 a week.

Unions urge more safety measures in Gas Bill

By John Lloyd, Labour Editor

LABOUR MPs and trade union officials yesterday warned that the Gas Bill, which enters its report stage today, would increase the danger of explosions and raise the price of gas.

UK oil companies were eager to gain control of the gas industry in order to export gas to Europe. This would push up prices as much as 20p a therm, he added.

Mr Merlyn Rees, Opposition energy spokesman, said it was "dogma" to seal Britoil - the production side of the British National Oil Corporation, and to end BGC's monopoly of supply and purchase.

Tebbit ready for tougher laws on closed shops

Financial Times Reporter

THE GOVERNMENT is ready to promote tougher laws for workers' ballots on closed shop agreements if the unions respond with a boycotting campaign, Mr Norman Tebbit, the Employment Secretary, said yesterday.

He gave the warning during a committee stage debate on the controversial Employment Bill after Tory right wingers claimed that the proposals were open to boycott and intimidation tactics.

Reprieve for Times weekly

By Our Labour Editor

TIMES NEWSPAPERS has granted the Times Health Supplement reprieve from imminent closure following talks yesterday with officials of the National Union of Journalists.

The one-week reprieve is to allow a buyer for the supplement. Its 12-strong staff are now preparing a normal issue for publication on Friday.

Postal workers reject 5% offer

By Our Labour Editor

THE POST OFFICE has offered its 150,000 workers an increase of 5 per cent in response to a 20 per cent claim by the Union of Communication Workers. But the union has rejected the offer.

Rail staffs tribunal may be reshaped

BY PHILIP BASSETT, LABOUR CORRESPONDENT

BRITISH RAIL'S arbitration tribunal seems likely to be reshaped after BR's present dispute with the Associated Society of Locomotive Engineers and Firemen over the work rostering has been resolved.

The Railway Staffs National Tribunal is considering BR's attempt to introduce flexible rostering for train-drivers based on seven-to-nine-hour shifts instead of the present eight-hour day.

It is still likely that the tribunal will find in favour of the BR Board, and may well urge that as a prospect for long-term change on the railways.

Lord McCarty was re-appointed in mid-December for a further two-year term. One of the reasons being suggested for BR's not continuing within its own negotiating machinery was flexible rostering for Aslef at the end of November.

NOTICE OF DRAW AND REDEMPTION

SOCIÉTÉ FINANCIÈRE POUR LES TELECOMMUNICATIONS ET L'ELECTRONIQUE (So.F.T.E.)

Société Anonyme - Luxembourg US\$ DEBENTURE LOAN WITH A COUPON OF 7.75% 1970/1985 (Guaranteed by STET)

So.F.T.E. having already acquired under the Terms of the Loan, 1,650 bonds of a face value of \$1,000 each on the market, of the twelfth redemption instalment due on May 1, 1982, Banco di Roma, in its capacity as Paying Agent, has drawn lots on the issuer's behalf in accordance with the Sinking Fund Scheme for the remaining 1,650 bonds necessary to cover the entire redemption instalment.

The draw was on March 9, 1982, in the presence of a solicitor and representatives from the Issuing Company and the Guarantor.

Table with columns: Bonds drawn for redemption May 1, 1982. Lists bond numbers and corresponding amounts.

The bonds indicated above for redemption will expire and be made payable as from May 1, 1982, in U.S. dollars for the entire nominal capital plus interests accrued up to that date. They must be presented for redemption with all coupons expiring after May 1, 1982, at the following institutes:

- BANCO DI ROMA
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ENERGY REVIEW

How North Sea wealth could shape Britain's economy

By Max Wilkinson, Economics Correspondent

IT MAY seem repugnant to common sense that British manufacturing industry, which rose to pre-eminence on the basis of coal, should now be forced into a decline because of the discovery of North Sea oil.

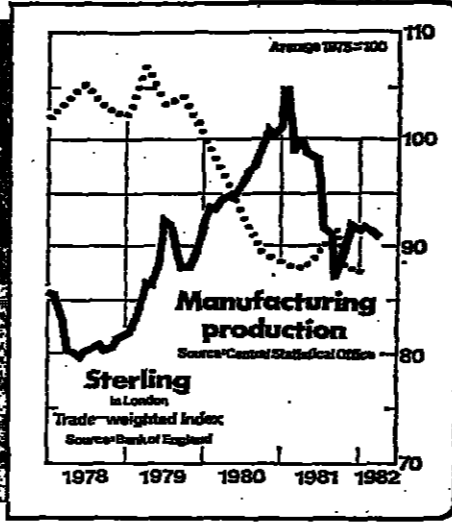
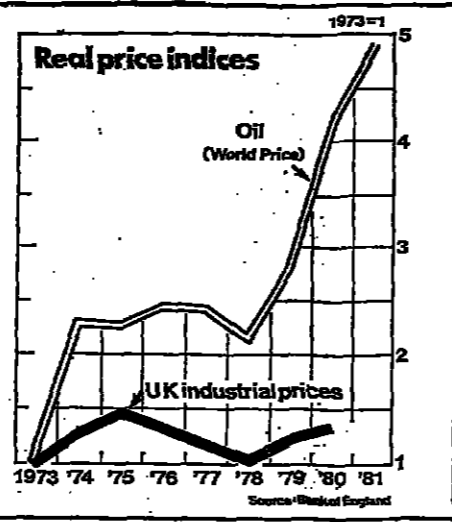
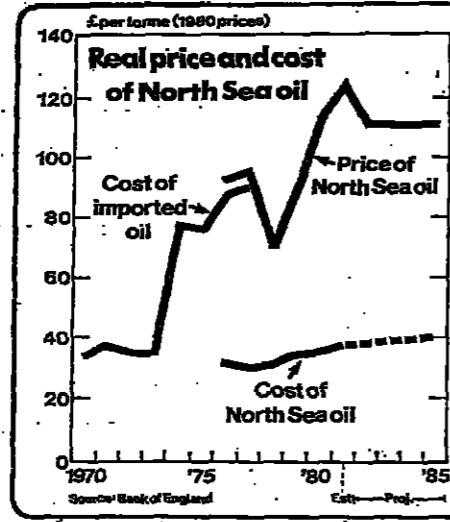
Should not the new oil wealth make the UK more prosperous all round, and thus promote increased demand for manufactured goods? Or does the oil have a perverse effect confined to the UK manufacturing sector?

Until recently it was generally agreed that the answer to both these questions was "yes". North Sea production will add to total output, and it will therefore create an extra demand for manufactured goods. However the oil will also tend to raise the exchange rate so that demand for manufactured goods will tend to be satisfied more by imports and at the same time exports from the UK will be less competitive.

It was argued that this raising of the exchange rate was not merely an unfortunate side effect of the benefits of oil production, but a market mechanism for making necessary and desirable changes in the structure of the British economy.

Dr John Kay, director of the Institute of Fiscal Studies and Dr Peter Forsyth of the University of New South Wales, Australia pointed out nearly two years ago that North Sea oil could add perhaps 10 per cent to National Income by the middle of the decade. However this extra demand would not be just for oil but for the whole spectrum of goods and services available in the economy.

Forsyth and Kay summarise their case like this: "North Sea oil adds considerably to the growth of the UK economy. But there is simply no way in which oil can be converted into houses or restaurant meals, or retail and distributive services,



either directly or through trade: and it is largely on items of these kinds that we shall want to spend our increased income. All we can do is to exchange oil for trade goods—predominantly manufactures—and deploy the resources released into the other, non-tradeable sectors of the economy.

"There is no mechanism for deriving benefit from the North Sea which does not, sooner or later, require this structural change."

However, the idea that the exploitation of North Sea oil must lead to a substantial decline in the UK's manufacturing base with a corresponding influx of imports, has been challenged quite strongly by the Bank of England and a group of Treasury officials.

The Treasury group points out, in a working paper published last weekend, that earlier analysis is correct as far as it goes, but that it does not sufficiently take into account the effects of the rising price of oil

which could work in the opposite direction. The Bank, meanwhile, emphasises the complex and diverse influences on the exchange rate, and the difficulties of North Sea oil from wider economic influences.

The Bank concludes: "...with oil costing at least as much real resources as in the past, the UK had no need on this count to contract its industrial sector; and the strength of sterling must be seen as largely due to other factors (eg the asset preferences of oil exporters or high UK interest rates)."

The Treasury group concludes more cautiously that although the rise in oil prices and the discovery of North Sea fields may have helped to "crowd out" UK manufacturing production, "the scale of this effect is probably much less than was originally suggested" by Forsyth and Kay.

Clearly, the rapid rise of sterling to a peak of around \$2.40 during the summer and autumn of 1980, the 14 per cent

decline in UK manufacturing output since 1979 and the sharp rise of imports of manufactured goods at the end of last year do appear to fit closely with what Forsyth and Kay were predicting.

However the official studies suggest one should be extremely cautious about ascribing the cause of the decline and even more tentative about concluding that such a change is desirable.

The main grounds for this are: ● The increased costs as well as the increased price of oil. The real resource cost of producing North Sea oil is estimated by the Bank at about \$35 per tonne in 1980 compared with cost of importing oil in 1973-74 which was \$23 per tonne (1980 prices). Thus the UK is worse off now than it was in the days of cheap imported oil. The North Sea has protected the UK from being in an even worse economic plight than at present.

● The oil will run dry in the not very distant future. The

Bank says that at current rates of consumption estimated reserves will last for at least 15 years and perhaps as much as 50 years. Thereafter, energy, whether imported or not, will be considerably more expensive. Major industrial investment will be required to maintain Britain's income in this future without oil.

In spite of the recent weakening of oil prices, it is clear that the real cost is likely to go on increasing in the medium term, and that this fact, taken by itself, would suggest the need for a higher rate of investment in UK manufacturing industry than would be required if the country had an indefinite supply of oil at a constant cost.

The Bank suggests this should be recognised by regarding the oilfields as a wasting capital asset, even though North Sea income does not show up in the National Accounts in this way.

In this light it is easy to see that at least some of the proceeds should be reinvested to provide a source of income

when the wells run dry, but how much should be reinvested and where?

Estimates of the proportion of oil revenues which would have to be reinvested to maintain a steady indefinite income for the UK vary enormously with the assumptions made. Forsyth and Kay calculated that at \$35 per barrel, the present value of total North Sea reserves could be \$600bn. If half the revenues could be invested at a real rate of return of 3 per cent UK consumption could be boosted indefinitely by about \$18bn a year.

However, if the real rate of return on the investment was only 1 per cent, three-quarters of the oil revenues would need to be invested, whereas at a real rate of 5 per cent, it would be possible to consume nearly all the revenues.

These estimates are also sensitive to the assumptions made about future oil prices. Clearly if the real oil price were expected to rise steeply, the best investment might be to leave a lot of the oil under the brine.

The Bank suggests that the present value of the North Sea economic rents could be between 80 per cent and 120 per cent of the UK's total output (expected to be \$280bn in 1982-83).

If some 60 per cent to 120 per cent of output could be invested at a real rate of 5 per cent, national income could be increased permanently by between 3 per cent and 6 per cent, the Bank estimates. However it cautions: "This increase should be treated as additional to whatever the level of consumption would have been if the UK had to import oil, not as an addition to current levels of consumption."

However at a production rate of 5m tonnes a year, about equal to self sufficiency and at the 1980 price, sales revenue would be worth about 5 per cent of total output rising to perhaps 8 per cent by 1985. Thus to maintain the real value of the North Sea "capital" indefinitely the excess of sales revenue over the indefinitely sustainable addition to income (3 per cent to 6 per cent) would have to be invested.

The conclusion from these two

Table titled 'NORTH SEA OIL AND GAS VITAL STATISTICS (1980 prices)'. Columns include 'Total investment (1965-1980)', 'Expected investment over next 15 years', 'Total resources employed in North Sea by UK, 1980', etc.

different pieces of arithmetic is broadly the same: if future generations are to inherit the benefits of North Sea oil somewhere between a quarter and three quarters of current revenues should be invested to provide future income. The second question is where it should be invested—and by whom? To many, including the Trade Union Congress and the Labour Party, it seems obvious that the proceeds of British oil should be invested primarily in British industry.

However, the crux of Forsyth and Kay's argument is that North Sea oil will raise the effective exchange rate of sterling and so make investment in UK manufacturing industry less profitable than it would otherwise have been because exports are less competitive. Conversely, a high value of sterling makes overseas investment more profitable.

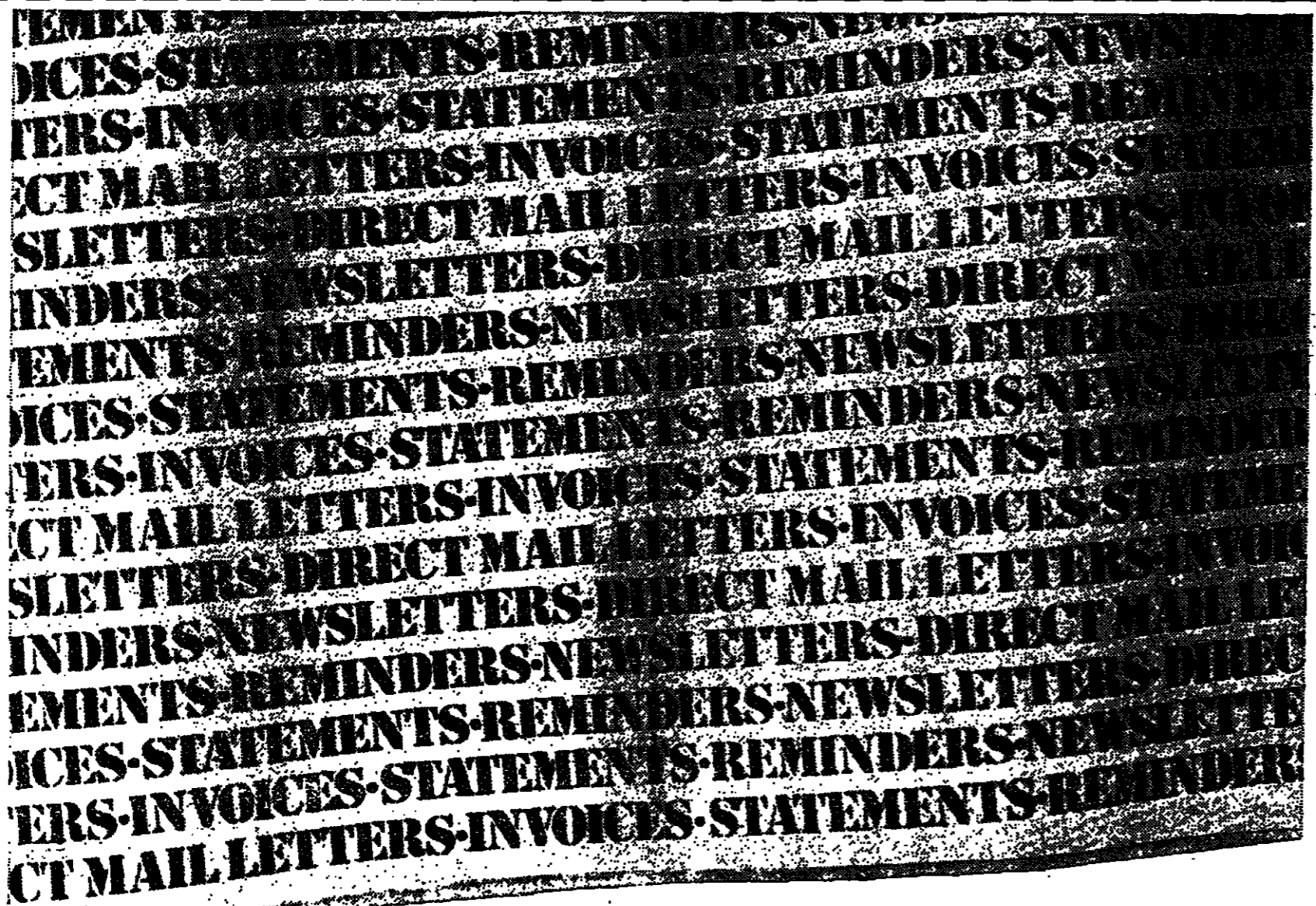
There is another argument for investing the profits overseas: the outflow of capital during the investment process will tend to offset the inflow resulting from exports of oil, thus tending to limit the rise in sterling and the consequent damage to UK industrial competitiveness. Moreover the interest and dividends coming in from these investments will

tend to support sterling when the oil starts to run dry. Against this it can be argued that overseas investments do little to help UK employment or tax revenues, and may even strengthen foreign manufacturers which are competing against our own industry.

At this point, however, the argument moves into a completely different arena. As the Bank drolly observes: "Policy affecting the general balance of the economy cannot be decided by reference only to considerations related to the North Sea."

But though it would be wrong to consider the North Sea assets in isolation, it would be a mistake to ignore the ways in which it has lifted restraints on the economy by increasing output, strengthening the balance of payments, and through a higher exchange rate, helping to moderate inflation. It would also be the height of folly to forget that provision must be made for a less favoured future.

* Bank of England Quarterly Review, March 1982. * North Sea oil and structural adjustment. Treasury Working Paper No. 24 (HM Treasury, Parliament Street, London SW1P 3AG). * The Economic implications of North Sea oil revenues by P. J. Forsyth and J. A. Kay (Journal of the Institute of Fiscal Studies, Volume 1, No. 3, 1/2 Castle Lane, London SW1)



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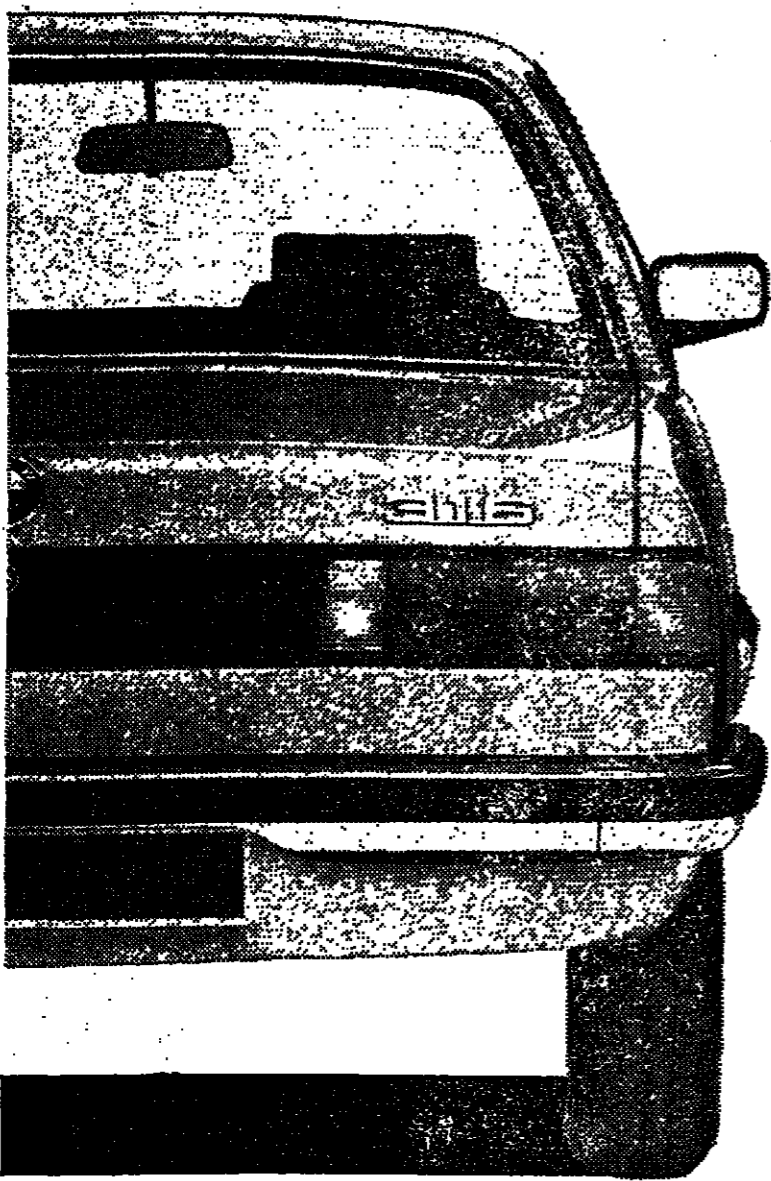
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FINANCIAL TIMES SURVEY

Wednesday March 31 1982

Refurbishing

The demand for property refurbishment varies considerably between different areas of Europe, but in Britain the sector remains comparatively buoyant with fierce competition to win contracts, especially in central city areas.

Weighing up the pros and cons

BY WILLIAM COCHRANE

PROPERTY refurbishment is an option, an alternative to redevelopment, a combination of potential advantages and disadvantages which vary from country to country, from city to city and from one type of property to another.

Listing the pros and cons, agents Richard Ellis start with refurbishment. Refurbishment, they say, is popular with government and the general public, with increasing pressure for widespread conservation of the older fabric of towns and cities.

Ellis go on to economics starting with the plot ratio—which shows the amount of space which can be built on a given site. In the City of London, they say, the plot ratio for new building is never higher than 5.5:1. But many buildings which pre-date plot ratio enjoy higher densities, making redevelopment a bad choice in economic terms.

In general, too, refurbishment takes less time which means an earlier return, in rents, on the money invested in it. In Britain, moreover, opportunities exist to increase the floor area of buildings constructed prior to January, 1948, which have a right to compensation if the local authority refuses to allow a 10 per cent increase in the building's volume or area.

Not all of the UK advantages are internationally applicable—

particularly the change in fashion which has seen the post war requirement for adequate car parking on site reversed, leaving useful space available for conversion. In addition, there are the potential disadvantages to consider.

These include, on occasions:

- A poor ratio of net usable space to gross area.
- Irregular construction, making office planning difficult, natural lighting and ventilation below standard, and office depths excessive.
- Non-compliance with modern safety, load bearing and insulation standards.
- "The unknowns," as Ellis put it, making refurbishment more difficult to cost.

All in all, the subject seems to generate strong opinions among the specialists involved. Consider the view of Mr Roy Stevens, chairman of national builders, G. E. Wallis and Sons, that "conservation, for conservation's sake, is foolish and there are times when builders are asked to do just that. If the fabric of a building is sound and if it has genuine architectural merit then it must be a candidate for refurbishment. But, to preserve the facade of a ruin is ridiculous."

"I agree," adds Mr Stevens, "that in the name of progress we have knocked down a lot that was good, destroyed fine



Just completed: spacious, new-look offices (left) for Platinum Guild International, a South African jewellery promotional company, with offices at Stanhope Gate, London. The refurbishment of the office complex was carried out by Office Planning Consultants of Covent Garden. OPC tackles a wide range of City projects, mainly in banking premises, and has recently opened a Space Planning Centre offering advice on office planning for small businesses.

buildings and broken up communities. Don't let us allow the pendulum to swing too far in the other direction and stick preservation orders on buildings which frankly do not deserve them.

Mr Stevens has a point to make on the economics of refurbishment, as well—"the office blocks and tower blocks of the late 1950s and early '60s are now in need of substantial refurbishment."

"At Wallis, we recently refurbished a building, which we ourselves put up in 1962. The refurbishment cost was £3m and the original construction cost, in 1962, was £1m. However, to have started again and built that same block today would have cost about £8m."

Combining good economics with quality seems to be the central philosophy of Haslemere Estates, a company so associated

with refurbishment, as managing director David Pickford points out, that "doing a Haslemere" is now a respectable description, in the courts, of the restoration of a building to a certain style and standard.

It is worth noting here that Haslemere's main areas of refurbishment operation are in prime office areas of central London—in the City, the West End, Victoria, Belgravia and Holborn.

Mr Pickford says that "it isn't possible nowadays to 'do a Haslemere' where office rents are under £7 a foot." However, that does not mean that prospects are hard to find.

"The opportunities for a good return on our investment," says Mr Pickford, meaning both for his own company and for its institutional partners, "are definitely as good now as they were 10 years ago."

Mr Pickford is talking for the

UK market, of course—and, probably, for the specialists long established in refurbishment, rather than those who have been operating elsewhere in construction and have been attracted into renovation and rehabilitation by the dearth of work elsewhere.

Elsewhere in Europe, there are a number of variations on the refurbishment theme. Mr John Shears, from the Paris operation of quantity surveyors Cyril Sweet and Partners, sets out three.

Renovation, he says, is "the thing to do in Paris at the moment because of the restrictions on new development currently imposed by central Government.

The plot ratio there, he says, is 1:1. In certain areas of Paris it is possible to build up to three times the plot area, but a tax (redevance), based on the cost per square metre of the

site is payable on the area exceeding the 1:1 ratio.

Secondly, there seems to be (or have been) a more permissive attitude to cars and car drivers. Mr Shears notes here the refurbishment of the 50,000 square metre Grand Magasin de Louvre building, owned by Britain's Post Office pension funds, where a car park was actually installed underneath.

However, there is not in any sense a refurbishment boom in Paris of the sort to be compared with London. Quite a few of the smaller developers who were active in years past do not seem to be around any more.

In Brussels, meanwhile, the market is showing signs of refurbishment through necessity—a reaction to an oversupply of new office stock, just as in the UK the oversupply of industrial space seems to be promoting industrial rehabilitation.

IN THIS SURVEY	
The market: competition intensifies	II
Regional projects: more city-centre schemes	II
France: new interest in the Paris market	III
West Germany: healthy long-term prospects	III
Holland: big outbreak in schemes	III
Belgium: much potential	IV
Costs: the latest figures	IV
Interiors: how to build up prestige	IV

The Brussels office of quantity surveyors MDA, Monk & Dunstone, Mahon and Scears reckons that the slack in vacant office space, of which there was a huge amount three or four years ago, is being slowly taken up.

Meanwhile, some buildings only ten years old have become very difficult to let and, accordingly, to sell. Investors, therefore, are having to go for complete refurbishment—an indictment, perhaps, of the quality of offices erected when a boom was envisaged.

In Amsterdam, too, attention is now focusing on more recent buildings, but there is still a lot of old property for the developers to look at and the authorities to protect.

Michael Rainbird, of quantity surveyors Widnell and Trollope, also feels that argument for retention or demolition are given varying weight from country to country.

"Amsterdam is particularly sensitive," he says. "The controls are tighter than ours, but one gets the feeling there that local authority planners are trying to help you do it; here (in the UK) on occasions, they may be trying to stop you."

Chris Bull - Diamond, of Weatherall Green and Smith's Frankfurt office, is quite clinical in his attitude: "The problem for refurbishment prospects here was that the war wiped out some cities in West Germany. In Frankfurt, in particular, a lot of good old buildings were demolished."

The need for work on post-war, late 1950s and early 1960s buildings again pops up in this connection, but Mr Bull-Diamond's view is that commercial tenants, in general, prefer conventional modern offices to refurbished space.

Perhaps the greatest distinction between the UK and other refurbishment markets, however, is the point at which it all begins. John Pelling of building surveyors John Pelling Associates, puts it succinctly: "At the moment, there are many UK pension funds and other institutions looking for investment prospects. Most refurbishments here are coming about through the institutions first buying, and then looking to maximise their return in competition with new building."

ENERGY BLUEPRINT

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In hotels, residential homes and hostels, heat stored during the night will be needed right through to the next evening. For installations like this, modern storage heaters now come with a damper control. This can hold back up to 20 per cent of the heat to release it in the later part of the day, so an even temperature is effectively maintained throughout the 24 hours.

In shops and offices, where heat is needed over a shorter period, a more flexible damper system is available to boost heat output when it is most

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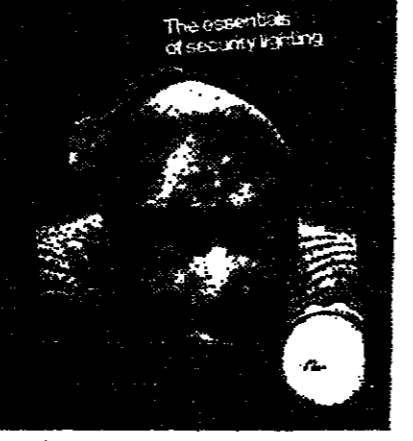
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The booklet - The Essentials of Security Lighting - sets out to show how this unnecessary risk can be minimised. It makes it clear that lighting is an indispensable component of a planned security system. However good barriers, security staff and alarm systems may be, badly lit premises can still be an easy target for the thief.



Planning is the key to a good system. It means consulting your local police crime prevention officer. It also means talking to your Electricity Board or electrical contractor about the individual needs of each installation, which are seldom the same. The different problems posed by offices, shops, warehouses and wide-open storage yards are dealt with in the booklet. It covers installation, maintenance, and control systems.

It also details the characteristics of the various lamps suitable for security installations, not forgetting the all-important factor of operating cost. With modern energy efficient lamps and careful design, this can be surprisingly low.

FOR MORE INFORMATION TICK BOX NO. 2

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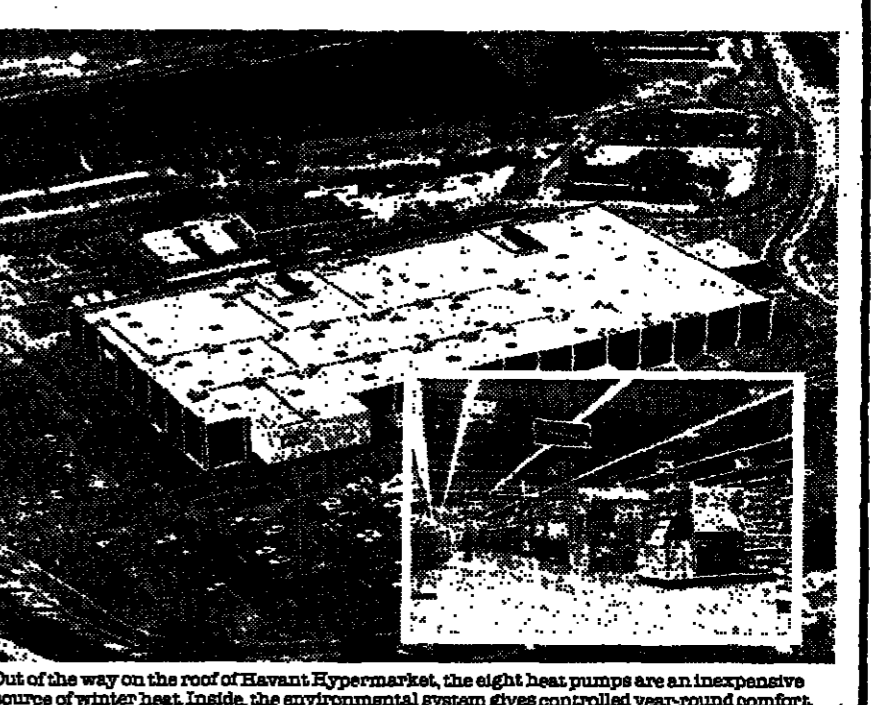
First of all, they planned the structure of their new store as an energy-efficient envelope, well insulated against heat loss. This, and the new heat recovery equipment, means that about half of the space heating requirement is now reclaimed from waste heat produced by the store's refrigeration plant. The same source provides a third of all energy needed to heat water.

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A summary of the research results is available in a technical information sheet published by the Electricity Council. Factors considered include hot water consumption, types of heat loss

that can occur, and peak water usage. Installation costs have been estimated for the local and central systems in each of the buildings monitored. Local systems usually cost less than half as

much to install. An energy cost analysis section shows how the results on hot water consumption can be applied. Finally, a series of examples shows how the recommendations can be used for sizing different types of system.

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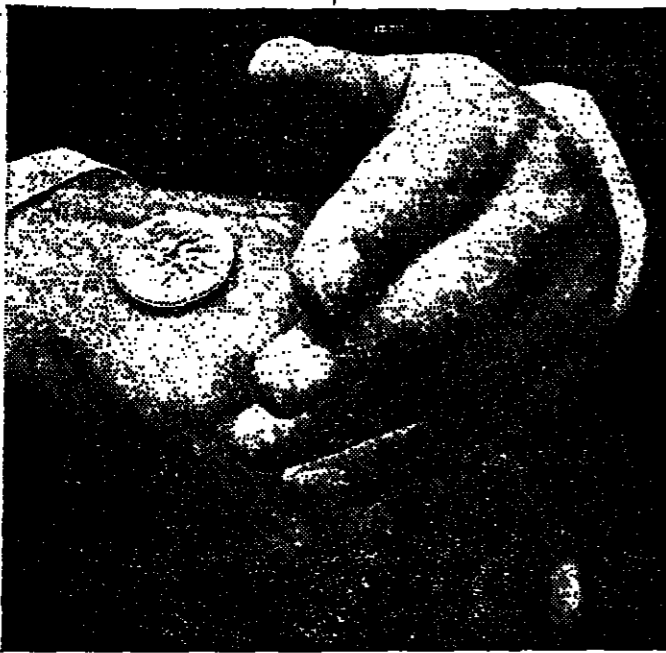
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REFURBISHING II

Some projects now attract bids from 30 or 40 companies, as Lorne Barling reports

Competition for contracts remains fierce



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THE REFURBISHING sector of the construction industry remains comparatively buoyant, despite the economic constraints of the past year. But, even so, an element of uncertainty has now become evident, mainly in relation to projects for completion in more than a year.

While some developers take an optimistic view of the coming two years, particularly in relation to property in prime City and West End sites, there are some doubts about the increasing amount of space available and its eventual effect on returns.

At the same time, labour and material costs have remained fairly stable, and contractors' margins continue to be eroded by the fierce competition for work, with some projects now attracting bids from as many as 30 or 40 companies.

In the past, cost comparisons between refurbishment, partial rebuild and a completely new building have had to be made on the basis of a strong market with immediate tenancies at a predictable rental, but this may no longer be the case. The options are, therefore, more difficult to assess.

However, when leases fall in and decisions have to be made, there is often little alternative to carrying out work in some form, particularly with buildings which were constructed in the 1960s. Many of these now have exterior fabric problems in addition to their need for new internal services.

Prospective tenants are increasingly aware that full repacking leases on buildings of this nature are risky and are therefore hesitant about them.

Cost control
On the positive side, encouragement is given by the prospect of low refurbishment costs at present, at least if the most competitive bid is acceptable in terms of quality. This is an aspect which has attracted attention recently, and safeguards in the form of independent inspection are sometimes required.

Cost control remains a major preoccupation of all those concerned with refurbishment, and a number of the more active contractors offer a variety of different systems of financial monitoring, which are designed

to suit varying circumstances. Most of the major construction companies are now involved in refurbishing, either through specialist divisions or subsidiaries. These include Bovis; Costain Renovations; Cubitts (part of Tarmac); Leung, Mowlem; Myton (a Taylor Woodrow subsidiary); Bernard Sunley; Troilope and Colls (part of Tarmac); Wates Special Works; and Wimpey.

While most of the high value work continues to be in the City, where a contract worth nearly £20m is expected to be announced shortly, companies such as Wimpey derive much of their turnover from major contracts to renovate large numbers of council houses.

This sector, once thought to be vulnerable to Government restrictions on council spending, has held up well recently. This is attributed by Wimpey to the decisions by many councils to spend money on renovation instead of new building.

Wimpey recently completed a contract in Newport where more than 800 terraced houses were refurbished by removing damaged external walls completely and replacing them with factory-

made curtain walling while the roofs and intermediate floors were held up by a special support system.

Although this market is, by its nature, restricted to the larger companies with adequate resources, it is providing a considerable volume of work nationally, since many of the contracts involve large-scale structural work and the replacement of floors, windows and even the installation of new kitchens.

Until fairly recently, it was feared that a constraint on the refurbishing sector may arise through a shortage of suitable property, but with the effects of recession now being felt in some service industries and the lure of cheaper space outside central London becoming more attractive, this seems to have receded.

Nevertheless, Mr Brian Hill, managing director of Higgs and Hill, believes that the industry saw a decline in output last year and that it will continue to suffer for a time due to the over-supply of office space.

While prime-site jobs are likely to go ahead, Mr Hill suggests, there is an awareness that some of the fringe develop-

ments are marginal and as a result have been shelved. The recent Budget is seen by Mr Hill as helpful in restoring confidence in the market.

Some of these smaller offices outside London, once regarded as a potential source of refurbishing work, are now attracting a fair number of companies which are content with fairly minimal renovation. Often they are now concerned seeking to minimise overheads and a small staff which does not expect high grade accommodation.

Although materials and labour had remained fairly stable, other overhead costs had risen considerably, notably in public services.

It is very difficult to judge the market properly at present," Mr Dugard said, reflecting the view of a number of companies which have seen work decline and increase again over short periods.

This uncertainty is reflected in the difficulty clients are having in deciding what type of work they wish to be done, since it is felt by some that despite the traditionally lower costs of refurbishing, the marginal benefit over rebuilding has narrowed recently, due to a slower rise in rebuild costs.

Decisions appear to be most easily made with the advice of the more specialised refurbishing companies and agents who have been monitoring the movement of comparative costs and may offer projections on potential rentals.

The time saved on refurbishing or rebuild remains a critical factor, and with contractors increasingly eager to work, most are now able to start work at fairly short notice, assuming the necessary planning has been done.

Increasing refurbishing activity in central city areas of the UK
Demand for projects in prime locations



Economic use of space is now top priority in city offices. Above: a section of the word processing centre at Chemical Bank, based in the Strand, London, showing work stations from the Westinghouse open office system.

DEMAND FOR refurbished property in the larger industrial areas of Britain appears to have held up better than expected in the past year, due partly to an increasingly evident preference for smaller office units of character, and the improvement of older industrial premises.

While there is still good demand in most regional cities for high quality refurbished property in the prime commercial areas, the conversion of period houses and older, small offices into self-contained premises has become increasingly popular.

This demand has come mainly from professional concerns, such as small accountancy, architectural, design and consultancy groups, which are often prepared to pay com-

paratively high rents for prestige offices of this kind. However, they comprise a relatively small proportion of overall office occupiers in the regions, and the trend has been accentuated in some areas by shortages of suitable property for refurbishment, since much of it is too modern to justify improvement.

In Manchester, there has been a considerable amount of refurbishing activity in the central commercial area, mainly as a result of a slowdown in overall office development, according to the local offices of agents Richard Ellis.

In the city's banking area, there is strong interest in refurbished property in the range of 3,000 to 25,000 sq ft, and rentals of £5 to £8 a sq ft have been obtained, while

similarly good demand has been experienced in Liverpool.

Major refurbishment projects in Manchester include Brook House, a 40,000 sq ft development by Property Holdings and Investment Trust, while in Cross Street a large shop and office refurbishment has been undertaken.

In the Birmingham area there has been a decline in the amount of office refurbishment work as a result of worsening demand in the past few months, a reflection of the serious economic problems of the region.

One of the largest projects completed recently was 23,000 sq ft in St Philips House, for Scottish Equitable, which has yet to be fully let, while Broadgate House in Broad Street has been refurbished for British Rail, providing 100,000 sq ft.

According to Birmingham agents Cheshire Gibson, the most successful refurbishment work carried out recently was in Colmore Row, where a number of smaller Georgian and Victorian properties were improved to a high standard.

These appealed to companies and professional concerns which wanted their own front doors and properties of character, and have been let at the highest

standard, others only basic divisions of existing factories, and Cheshire Gibson has handed nearly 70 of these in the past three months.

Strong demand is attributed to the desire of many companies to own their own premises rather than suffer continual rent increases, and the low prices of older buildings, being asked at present. The future asset value of these premises is also a consideration.

In some circumstances, where space is being offered with the bare minimum of services, the companies concerned are prepared to make improvements themselves in their own time, and this type of deal is being seen in other parts of the country where there is an oversupply of older buildings.

In Southampton, one of the more active cities in the south of the country, the lack of new office development has also led

to the conversion and refurbishment of suitable period houses, which have been commanding rental premiums.

However, there is still excess office capacity in the city and some blocks built four or five years ago are still not fully let. Rentals for good quality space are now between £4.50 and £5 a sq ft.

Overall, refurbishing in the regions has suffered a setback as a result of recession and the increasing amount of new office property which is proving difficult to let, but there is evidence that it is meeting a demand for a different kind of property.

This appears to have been created to some extent by the recession, but with the growth of smaller companies now seen as an important factor in recovery, it could be the beginning of a long-term trend.

Lorne Barling

New interest in French market

WITH HARDLY any new office space available in central Paris and only a few square metres left in the business centre of La Defense, virtually the only way one can obtain modern business accommodation in the French capital nowadays is to refurbish existing property.

Yet, so far, there has been relatively little work done in this field. There have been major rebuilding operations such as Les Magasins du Louvre at Palais Royal by the Post Office Pension Fund and the Figaro building on the Champs Elysees by Heron, but actual refurbishment has been limited to only three or four sizeable projects every year.

One reason for the reticence of investors to put their money into this sector has been the high risk element.

When you start out on a refurbishment project, you never really know how much it will cost and bankers don't like that," observes Charles Spencer Bernard of Weatheralls.

Another factor is the limited amount of suitable property available and the high prices demanded by the owners of such offices. According to Stephen Spratt of Richard Ellis, most owners are not prepared to reflect the cost of refurbishment in their sales price.

The market has been particularly quiet since the arrival of the Socialists, last May. Not only has there been less demand for office space, but left-wing politics and high interest rates have discouraged investors, according to Alain Bulloz, chairman of the French refurbishing company, Cerame.

French institutions have been under pressure to put their funds in other areas, such as Government stock, when promising refurbishment projects have come up, the Paris city authorities have often intervened to keep the space available for Government offices.

Opportunities
But there are now signs that the refurbishment market may at last be taking off. With the easing of interest rates, French institutions are beginning to look for investment opportunities and the interest of British and Middle East investors is picking up.

"We have recently sent out letters to the main agents here expressing our interest in renovation situations," says Heron's European director, Mr Frank McCaffrey.

Mr Bernard of Weatheralls cites a client who is planning to sell his office space in La Defense and put it into refurbishment projects in central Paris. And as Mr Robert Lipscombe of Jones, Lang Wootton remarks: "In a difficult economic climate, institutions prefer to stick to prime sites in city centres rather than venture out into the townships or the provinces."

A factor in this new interest has been the arrival on the market of several large office blocks in central Paris as a number of companies have decided to occupy the last remaining square metres available at La Defense.

The best example is the Rhone-Poulenc headquarters in Avenue Montaigne, acquired by Kuwaiti investors and the French merchant bank, BPIF. French television has already let 18,000 sq metres at between FFr 1,400 and FFr 1,500 a sq metre; Richard Ellis is close to letting two smaller units and has renovated a third with the hope of getting as much as FFr 1,800 a sq metre. Other offices that are likely to become available during the next few years are those of Elf Aquitaine, IBM Europe and First National City Bank.

The most active company on the Paris refurbishment scene is undoubtedly the French Sicomi Unibail which is prepared to spend FFr 4,000 to 6,000 a sq metre on prime sites such as 137, Faubourg St. Honoré, 5 rue Royale and rue St. Anne. With rentals of as much as FFr 1,500 a sq metre, its chairman Jean Menyal claims he is able to get a return of 7.5 to 8 per cent.

Unlike other institutions, Unibail does not rely on outsiders for its refurbishing work.

Among other recent renovation projects carried out by French institutions are the 3,000 sq metre offices at 76 avenue Kleber by UES and the Champs Elysees sites—116-118, by GAN and the Claridge Building by UAP.

Richard Ellis and Jones Lang Wootton are looking for an investor ready to pay FFr 38m for 1,200 sq metres in the Place Vendôme which belongs to Bank of America; considerable interest is being shown in the Samaritaine de Luxe building in Boulevard Capucines with its 8,000 to 7,000 square metres of possible office space.

According to Bulloz of Cerame, refurbishing can cost anything from FFr 1,000 a sq metre for minimum improvements up to FFr 5,000 or more.

Michael Parrott

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REFURBISHING III

FOR the renovation of its own London office, Building Design Partnership has used "up-lighters."

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Paul Hannon examines refurbishment trends in West Germany

Healthy long-term prospects

REFURBISHMENT in West Germany is characterised by contradictions and ironies. In one sense, commercial refurbishment hardly exists, while on the other hand, the entire country has undergone an extensive "refurbishment" in the last 30 years.

The country has raced headlong into new building projects, yet hundreds of millions of Deutschmarks are spent annually on city centre restoration schemes. Ironically, commercial refurbishment in some centres (eg. Frankfurt) does not attract local interest, but must rely on foreign groups, notably banks, to provide the market.

Old, graceful buildings with elaborately plastered high ceilings, fail to impress many Germans as places of work, yet the city fathers of Frankfurt were prepared to spend DM 150m (\$65m, £24.5m) on the complete rebuilding of the century old bombed-out opera house in the city centre. The German skills of rebuilding from the ruins were put to the test during the past three decades, yet the commercial acumen and architectural insight necessary for a successful refurbishment are lacking.

Christopher Bull-Diamond, of Weatherall Green and Smith in Frankfurt, explains: "The British are far better at refurbishment than the Germans — partly because we've had more experience at getting the numbers right."

"We know where a coat of paint will suffice, while our German counterparts are keen to tear out the insides of a building. They want the refurbishment to stand solidly for 100 years, while we are content to see a building get a 10-15 year lease of life."

"The German quality of finish is not as good as ours. They have a lot to learn from us here also," he adds.

The West German refurbishment market is best viewed in comparison with the new build market where demand is slack,

a relatively small amount of new space is due for completion this year and top rents are pegged for the next 12 months at DM 50 per sq metre per month (approximately £2.20 a sq ft per annum). Yields currently stand at 5 per cent to 5.5 per cent.

Just as new building schemes vary from city to city, so too does refurbishment. Much depends on the amount of bombing sustained during the war and the sale of subsequent recovery. Hamburg, Munich and Stuttgart are locations where there is a more willing acceptance of refurbishment, while Frankfurt lags behind.

Distortion
The thorny question of Berlin and its greatly reduced hinterland has distorted the natural development of the Berlin property market. With limited space for expansion and impressive Federal grants and incentives for industrialists to locate there, Berlin cannot be considered typical of the broader German property market.

The future for refurbishment is nevertheless considered healthy according to Chris Bull Diamond. "The German construction industry is extremely competitive at the moment — some would suggest precariously competitive — as a result of the slowdown in the domestic economy with the consequent cut in profitability," he says.

"Minimum new construction costs of new office development are DM 450 per cubic metre or DM 1,600 sq metre, gross. A renovation programme will cost approximately DM 1,000 sq metre," he claims.

With all renovations, air conditioning is a highly emotive topic. In cities such as Frankfurt, air-conditioning is considered essential in the top end of the office market because of the presence of a large international banking community. But running costs alone can prove to be the deciding factor. A monthly charge of DM 3 per

sq metre is normal. On a comparative basis, an average German service charge (including energy and cleaning services) of around DM 16 per sq ft a year is slightly less than half of the basic rental costs, whereas London service costs of approximately £7 per sq ft a year represent slightly more than one-quarter of the basic rent.

Furthermore, the attitude of the German workforce must be borne in mind. While the institutional investor and the foreign client may insist on air conditioning (and thus add 10 per cent to the rental cost), German employees do not like artificial environments. For them it is imperative to be able to open a window — a costly exercise if the air-conditioning is running at full strength. In some cases, a partial air-conditioning system can provide the flexibility (and only some of the running costs) that refurbished properties need.

In general, the prospects for commercial refurbishment in the future are good. Office development in prime locations will continue to find clients and as time passes a larger portion of German companies will move towards refurbished properties. The main consideration is the state of the economy, its rate of inflation and average wage settlements (both in the 5 to 6 per cent band), the international competitiveness of German groups and the continued growth of Germany as a world trader.

Once the German economy moves out of its relatively mild "recession," the demand for industrial property will improve. The industrial refurbishment market is virtually non-existent due to the large amount of available space (current rents of DM 7 per sq metre per month) and the inability of local German contractors to handle such a "specialised project."

One particular bright area is combined retailing/office space. With rentals of DM 200 per sq

metre per month obtainable in the best shopping districts in the major urban areas, the potential for converting unusable second or third floor retail space into office accommodation is immense.

There is intense demand for retail units of approximately 100 sq metres, even in smaller cities (with rentals touching DM 125 per sq metre), so it is likely that this particular area will show some dynamic growth in the coming years.

It is likely, too, that foreigners, particularly the British, will push the market along both in terms of demand for refurbished space and in providing the necessary specifications to make the project commercially viable.

The West Germans, already one of the most legislated people in the world, are tightening up their planning codes making new development schemes more difficult to pass. Some buildings, approved even three years ago, would be turned down today for not blending in more with the existing environment. An urge to preserve whatever and wherever possible is increasing. The days of rebuilding Goethe's house — down to hand-printing identical wallpaper — have not left Germany. It is in this atmosphere that refurbishment will succeed eventually.

Demand for refurbishment projects in Amsterdam is now in decline

Big cutback in Dutch schemes

WITH 7,000 listed monuments lining its canals and narrow streets, Amsterdam is a city where refurbished property makes a significant contribution to the total building stock. But while a number of key schemes are still going ahead however, interest in their solution to the problem of finding city centre office space has fallen off from the peak a few years ago.

Following a wave of renovation projects, (often British-inspired), on 17th century merchants houses in the early 1970s, the attention of developers over the past few years has focused on more recent buildings.

Notable refurbishment projects include the Hirsch Building, overlooking the pedestrianised Leidseplein on the southern edge of the city centre.

Offering nearly 7,000 sq metres of office space and 1,500 metres of shops, this building was fully rented before work was completed. But, Mr Guy Vie of Zadelhoff, a major Dutch agent, points out the Hirsch Building offered a favourable position on the edge of the traffic-clogged canal area, its own car park, and it was completed in a more buoyant market.

On the market
The Groot Club Building, overlooking the Central Dam Square is currently on the market following a major renovation. The ground floor shop space has been let, partly to Rabobank Buee Nederland, but while interest has been expressed in the 3,200 metres of office space, no contracts have been signed.

The Hollandia building, on the square in front of Amsterdam Central Station, was destined for demolition until, partly on cost grounds, a decision was taken to renovate. The city land registry took over the entire 5,000 metres while building work was going on.

The amount of refurbishment under way is now only a fraction of the level of 10 years ago and probably accounts for about 5 per cent of the total property market, according to Mr Peter Bouman, also of Zadelhoff. The high cost of renovation, often greater than building from scratch, and high rates of interest, mean no one is now prepared to start renovation work without a guaranteed tenant.

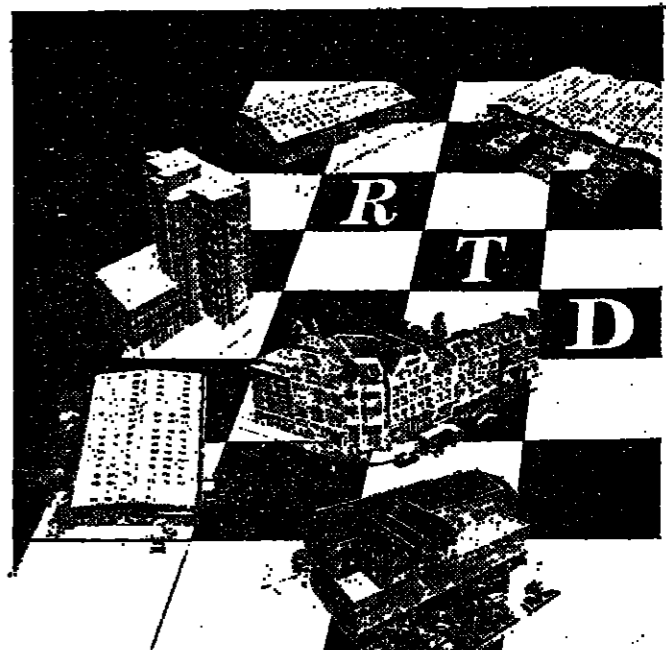
"I would not advise an investor to refurbish a property," says Mr John Sellenraad, director of the Amsterdam branch of Savills. "A thorough renovation does not earn back its costs in extra rent. I would advise a simpler smartening up operation."

Investors can afford to be selective given the fairly large choice of property available, and renovation inevitably means the property will stand empty for a time, he says. Renovation also frequently throws up unexpected problems. Pillars shown on the original architects drawings are missing, but appear elsewhere in an unexpected position.

The effect of the economic recession on the property market has meant developers who do decide to renovate carry out work in stages, as they find tenants. Zadelhoff has prepared a small area of the Groot Club to show prospective tenants what could be done but are not completing work on the entire office space until contracts have been signed.

Banks, particularly those from abroad, and insurance companies, are traditionally tenants for the modernised merchants houses lining the canals. The inflow of foreign banks has now practically dried up, but despite the traffic problems which have driven many companies to establish offices on the fringes of Amsterdam, prime city centre sites, whether for renovated or new property, are still in demand.

Charles Batchelor



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Much potential for refurbishment in Belgium

Labour costs are among the world's highest

ALTHOUGH THERE is very little demand for refurbishment in Brussels at the moment, specialists agree that there is a vast potential which will develop over the next few years when the 20- to 25-year leases expire on buildings which were hastily constructed in the 1960s.

Many of these buildings are not only proving too inconvenient by modern standards but they also do not conform to today's higher safety requirements. The availability of office space will put the lessee in a strong bargaining position, while the owner will have to refurbish in order to find tenants.

There is now more than 300,000 sq metres of office space on the market in the main business areas of Brussels. Nearly 50,000 sq metres is brand new; and although 145,000 sq metres were let in 1981, this represented a drop in the market of 20 per cent over 1980.

At the same time, low office rentals were causing prospective investors to hesitate before laying out considerable sums in refurbishing when returns were so low. While 5,000 sq ft of high standard, air-conditioned offices cost £24 per sq ft rental in London or £14.06 in Paris, the figure for Brussels was only £4.97 — "the Capital of Europe is cheaper than Glasgow," commented one agent.

However, after years of laissez-faire attitude by Belgian authorities, the pressure brought by powerful corporations to demolish rows of town houses and replace them with glass and steel towers is being replaced by a policy of conserving the facade while reconstructing interiors to meet modern needs. But as Belgian labour costs are among the highest in the world, this is a solution that can only be adapted to prestige buildings under a conservation order.



While retaining the classical exterior of this Ministry building in the Place de Brouckere in Brussels, the interior was totally rebuilt at a cost equivalent to BF31,500 (£366) per square metre. The 13,500 sq metres of space in the building includes offices, shops, residential and commercial areas

In an effort to stimulate the stagnant building industry, the Belgian Government has recently announced that it is reducing VAT from 17 per cent to 6 per cent. With an estimated 800,000 sq metres of property in need of refurbishing and likely to come on the

market in the next few years, these lower VAT charges, together with the devalued Belgian franc, may make the prospect of refurbishing property more inviting and open up a large, dormant market.

Juliet Bourgonin

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	1.4.79	1.3.82	
Floor trunking 100 metres	6,500	9,181	41.1
Suspended ceiling 490 square metres	8,000	11,605	45.1
Ceiling lighting 490 square metres	9,000	12,373	37.5
Carpet tiles 490 square metres	6,500	8,706	33.9
Demountable partitioning 53 metres	7,000	9,231	31.9
Decorations	2,000	2,778	38.9
Blinds 28	2,000	2,576	28.8
Builder's preliminaries and profit†	9,000	10,745	19.4
Total cost	50,000	67,185	34.4
Cost per square metre	£102.04	£137.11	
Cost per square foot	£9.48	£12.74	
% increase per month			0.98
% increase per annum			11.76

† Including attendance and overheads.

The above prices are based upon a firm price three-month building period executed by a medium sized building contractor.
Source: Space Planning Services, Millington, Middlesex.

William Cochrane on one way to project corporate identity

How to build up prestige

INTERIOR refurbishment is a combination of the functional and the aesthetic. Distinctions exist between these two aspects, but it is probably wrong to make them when the project is being carried out for an institutional owner seeking to maximise his return with a new (and probably as yet unfound) tenant, higher rents and a higher capital value for the building.

So says William Woodward-Fisher of the estate agents, Chestertons, who are currently doing extensive refurbishment work in Russell Square in central London's Bloomsbury area. Floor loading, air conditioning, lifts, staircases, lavatories, kitchen facilities, a proper telephone system and a telerail may all be major requirements. But says Mr Woodward-Fisher, "finishes are very important to get the right sort of tenant."

However, emphasis can vary, and there are striking differences in the aspects highlighted by two firms of international design consultants on two very different jobs in the City of London—both, interestingly, on behalf of the occupiers.

The 1977-83 renovation programme of Unilever House on Victoria Embankment opposite Blackfriars Bridge is a massive

and comprehensive undertaking. The main objectives are: to increase the area of first-class office space, with improved light and new air-conditioning; to make greater use of large under-utilised areas; to renovate essential services and plant; and to give a spectacular treatment to the inside of the building, devised by interior design consultant Theo Crosby of Pentagram, with a theme relating closely to the original Art-Deco styling.

On the other side of the City, consultants Fitch and Co. also sought "a strong corporate expression" in the space planning and interior design of 17,000 sq ft of open-plan office space for the American Express Bank International Group's offices at Moorgate.

Amex wanted something that was neither flashy nor boring. It needed to appear established, to know the business it was in and to project "a low-key excitement" according to Fitch director Richard Amelin.

But Fitch approached the project from a different angle. Planning what Mr Austin describes as a targeted refurbishment—"aiming to make other people's businesses better through 'focus', or going in depth into a particular subject"—Fitch would tend to have a lot of meetings with a typical client, simply to get the numbers right.

How much the client wanted to spend, how many people he wanted to fit in, what kind of people they were, how they would relate to each other in terms of paper flow, verbal communications and the work-flow pattern in general—all these factors would establish the problem for the designers to solve.

Fitch went through this process with Amex, determining the type, quantity and distribution of work zones, located to ensure minimum movement of paper and personnel within the area, as well as presenting the various banking functions in a logical manner.

Then the job moved on to furniture, the style of the interior, communications facilities, lighting and a fourth floor computer suite. The computer tenant might be happy with 100 sq ft per person. With a refurbishment, he might have to settle for 150-200 sq ft, or more."

A GOOD TIME TO REFURBISH

THREE years ago office planning consultants Space Planning Services introduced their Fitting-Out Cost Index which measured the effects of inflation and other building industry conditions on the costs of fitting out a "typical" building.

The elements needed to fit out one floor of a hypothetical 27,000 sq ft, five storey office block, typical of modern speculative building have been considered. It is assumed that the floor area is 490 sq m (5,300 sq ft), and consists of a bare concrete shell, with opening windows, central heating and trunking for services at the perimeter. Although the average increase since SPS's index was first published is running at over 30 per cent, the rate of increase has slowed down considerably in the last nine months or so.

"With the continuing pressure on contractors to keep costs down in a recessed market, there has rarely been a better time, financially speaking, to consider a fitting out exercise," commented Mr Roger Henderson, managing director of SPS.

According to the index, the average monthly increase is currently less than 1 per cent. This includes allowances for

material cost adjustments and sundry labour increases, all of which have been tempered by a reduction in builders' and contractors' profits, preliminaries and overheads. The relatively small overall increase reflects a trend which is likely to continue well into 1982.

Specifications depicted in the tables are not meant to represent the optimum, but merely to establish a common basis for comparative pricing.

When, in 1976, Blue Circle Industries decided to restructure the way in which its business was managed, they realised that the London headquarters building imposed severe constraints when it came to implementing the re-organisation.

The complex programme of replanning 11 floors of Portland House in Stag Place, Victoria, was undertaken by Space Planning Services.

Portland House is a typical 1960s speculative-designed building, and space was arranged as a series of cellular offices opening onto windowless corridors. Now each floor provides a flexible mix of planned open space with some private offices and a higher standard of working environment (above right).

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A variety of management contracts can now be found

Keeping an eye on those costs

REFURBISHING PROBLEMS ONE OF the most important advantages of refurbishing is the limited loss of rental income which can be achieved through fast completion of a project, but this often depends on finding the right contractual arrangements with the various parties involved.

A number of refurbishing specialists, notably some of the medium-sized companies operating mainly in London and the south-east, have recently been offering a new type of management contract which ensures that work starts with minimal delay. Many are variations on the fee system pioneered by Bovis some years ago.

This is particularly suitable for work on older buildings where unforeseen problems can sometimes cause delays and increase costs, since the com-

pany which takes the management role provides a fixed cost at an early stage.

John Lelliott, which was probably the first to offer this type of package, has set up a special division to deal with its so-called "management fee" work. The basic advantage of the contract period, which can be a quarter of the time needed for tendering, according to the company.

A client is free to choose his own contractor, while Lelliott will work with the client's consultants from an early stage, and the construction manager will liaise with the architect at the design stage to ensure that the client's requirements are achieved as economically as possible.

The team which emerges will work closely with the professional quantity surveyor to produce an initial budget, followed by an estimate of prime cost. The management fee is then added, covering the cost of pre-construction service, overheads and profits for managing the whole project.

"This fixed fee form of prime cost contract gives the client the benefit of knowing the target cost of the contract from the very early stages. The management fee contractor then ensures that the target costs are not exceeded throughout the contract duration," Lelliott said.

A modified version of this contract also allows the client to make changes during the work period, a considerable advantage on older buildings where problems with the structure cannot always be foreseen.

In this contract, the estimated prime cost is replaced by a so-called initial target cost (ITC), which can be adjusted by the amount of variations introduced. Each adjustment is agreed between the client's quantity surveyor and Lelliott.

larger building companies will offer.

A number of other companies operating in the London area will consider this type of contract, among them Trollope and Colls (City), Mr Patrick Trollope, managing director of the company, stressed however that there were other means of getting work on site started quickly.

Overall, he believed that present market conditions offered great advantages, since contractors were generally looking for work and would therefore offer fast completion at prices which would not be at such a low level for very long.

The dangers

There were also dangers inherent in the market, however, since an upturn in costs could mean that contractors who had accepted low margins or "bought" work to maintain their work force could be in trouble.

It was neither in the interests of the client nor the contractor to be tied to a contract which meant severe difficulties for either party, and Mr Trollope urged caution in this respect. For example, selective tendering could assist in finding the right type of contractor.

Although he did not believe such a rapid change in market conditions was very likely, Mr Trollope pointed out that interest rates had fallen sharply in the past few weeks and this could stimulate an increase in activity.

The type of contract available to refurbishing companies at present varies widely from major undertakings on large buildings valued at £20m and more, to a considerable number of smaller jobs of less than £1m, which often involve the improvement of 10- to 15-year-old buildings through the installation of air-conditioning, double glazing and relatively minor improvements.

In the suburban areas of London and out of the capital there has been increasing interest in the potential of typical High Street low-rise buildings, which tend to present problems because ground floor space may command good rentals, while upper space is of little value due to its limitations in size and location.

There are other areas of incompatibility, since prime locations for offices, shops and residential buildings are of course different, and there is a high proportion of wasted space in each of these categories as a result.

While some attempts have been made to refurbish buildings for multi-purpose occupancy, such as with residential premises above shops, this has met with only limited success. However, with refurbishing

costs at a low level in most suburban and regional areas, and housing demand still high, there is clearly scope for some work of this kind.

Overall, the most successful approach to this is the traditional purchase of adjoining properties to form a block which can be redeveloped, although this is generally through rebuilding rather than refurbishing.

In most cases, however, demand and supply of shops tends to ignore the potential of upper floor space and it continues to be used for storage and other purposes which hardly justify the cost in overheads.

Some provincial towns have seen the wholesale redevelopment of shops such as these, which have been replaced by well planned shopping arcades, mezzanine floors and other means of attracting shoppers off the ground floor.

Successful refurbishing of admittedly fine buildings for shopping purposes has been seen in Covent Garden, and there are certainly opportunities for this kind of improvisation elsewhere in the country.

Lorne Barling

THE TALE OF TWO CITIES

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GARDENS TODAY

Whitebeam and Metasequoia

BY ROBIN LANE FOX

I HAVE just planted my last trees this season and if the spring is not too dry, I am confident they will grow away smoothly... They are varieties from two families which any gardener would enjoy.

beams, the plain aria and the special aria majestica whose leaves are far bigger, up to six inches in length. Just to confuse you, majestica also goes by the name of descensionis.

The Metasequoia was new to our gardens in 1847, but its rediscovery was lost on those years of post-war austerity and it has not yet been given the mass welcome which it deserves.

The evidence of fossils and forests coincided, proving the extreme antiquity of the garden's latest gain from nature. Metasequoias were as old on this earth as dinosaurs.

Do not be deceived by the so-called Swedish Whitebeam, or Sorbus intermedia, as its leaves are grey-green on their undersides and do not give you the white flush of a true whitebeam.

It shows the same grey down and colouring on the upper and lower sides of its leaves. The first freshness fades by late May but the ribbed texture remains among the paler shades of green until they eventually turn a burnt brown-orange and fall off in autumn.

For differing soils, I would remind impatient gardeners of my other recent planting, the Metasequoia. While planting one last week, I reflected how little impact this remarkable new conifer has made on British gardens.

Not many conifers are so civilised and few well average 2 ft of growth a year without looking too heavy. If you want to economise, you can grow one from a softwood cutting.

- BBC 1
6.40-7.55 am Open University (Ultra High Frequency only).
12.30 pm News After Noon.
1.00 Pebble Mill at One.

- TELEVISION
Chris Dunkley: Tonight's Choice
Two notable series begin on BBC-2 tonight, starting at 6.45 with the first episode in a repeat of the 13-part series The Ascent of Man.

- LONDON
9.30 am Barney Google and Snuffy Smith.
9.40 The World We Live In.

LORD DENNING, Master of the Rolls, said in a dissenting judgment that the developers planned to build a new housing estate of 25 houses. The council granted approval for the reserved matters on March 28 1979.

FT COMMERCIAL LAW REPORTS

Development 'begun' by pegging out road

MALVERN HILLS DISTRICT COUNCIL v SECRETARY OF STATE FOR THE ENVIRONMENT AND ANOTHER Court of Appeal (Lord Denning, Master of the Rolls, Lord Justice Eveleigh and Lord Justice Watkins): March 24 1982

WHERE a property developer is required by statute to begin development within a certain time after obtaining planning permission, such development being taken to be begun when specified operations including the laying out of a road are carried out...

They also put in pegs to show the centre line of the proposed estate road, and to show the line of the pavements on each side. They only did the first 250 feet. They were held up by the weather. The position of the pegs was only tentative or provisional.

LORD JUSTICE WATKINS, agreeing that the appeal should be dismissed, said that the definition of "specified operation" was so explicitly provided for in section 43(2) that there was no warrant for importing into it the notion that "laying out" had not begun unless the land had been altered physically.

Appeal dismissed. Leave granted to appeal to the House of Lords. For the council: Jeremy Sullivan (Sharp, Pritchard and Company), agents for Paul Graham Malvern. For the Secretary of State: Simon D. Brown (Treasury Solicitor). For the developers: A. T. Smith, QC (Jacobus, Bird and Company, Birmingham).

RACING

BACKERS IN search of a worthwhile bet today are probably best advised to concentrate on the jumpers. The afternoon's flat meeting at Catterick looks tricky to say the least.

- CATERICK
2.45-Carl's Comedy
3.15-Sunny King
4.15-Miss Conture**
4.45-Royal Rhapsody
HUNTINGDON
2.30-Rold Dealer
3.00-Captain Shadow
3.30-Comedian
4.00-Weavers Loom*
2.30-Most Fun**

Grid of TV and radio listings for various channels including BBC 1, BBC 2, RADIO 1, RADIO 2, RADIO 3, RADIO 4, and Tynes Tees. Includes programme names like 'The Ascent of Man', 'The Big Game', 'The Saturday Night Takeaway'.

Advertisement for IBM Bureau Service. Text: 'The very usefulness of a computer is sometimes its biggest drawback. Especially when you're at the back of the queue to use it. If only you could have a computer terminal on your desk...' Includes a photo of a person at a computer terminal.

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BOARDROOM BALLADS
PUSH OR PULL?

Since first from earth's primeval slough
Societies emerged somehow
And, retrogressing now and then,
Produced the dominance of men,
It has been commonly agreed
There must be people who can lead.

The prince, the father or the priest
Met some criteria, at least,
For making in the infant state
Their leadership legitimate,
Though often, too, the biggest stick
Determined who might make the pick.

And then to leadership's chagrin
Democracy came creeping in
With radical ideas which said
The followers should choose instead
Or, at least, should have a voice
To influence their masters' choice.

Except, that is, strange to relate,
Within the corporate estate,
Where leaders, we are told, instead
Leap fully-clothed from Zeus's head
Protected, unlike other things,
By some divine right of kings.

Suggestions that the lesser fry
Have any right to choose defy
The consecrated rights of bosses,
Whether making gains or losses,
To answer only for their sin
To priests who put the money in.

And those who hear the wood and hump it
Are firmly told that they can lump it—
A system known to learned sages
To mark the neolithic ages
But now unknown to observation
Outside the business corporation.

So leadership, as a result,
Is consecrated as a cult,
Endowed with charismatic powers
Light-years from the likes of ours,
Particularly useful while
The new machismo is in style.

So might it not be best to say
That leaders, too, have feet of clay
And any claim to lead is hollow
Unless the troops consent to follow?
If not, I think the special leaders
Should find another word than "leaders".

Bertie Ramsbottom

Next week: Money Markets

BL shortens its supply line

Kenneth Gooding on BL's decision to concentrate on fewer component sources



Arthur Heins, BL's purchasing director, his decision last week to double his order for Lucas batteries

ARTHUR HEINS, the quiet and unassuming purchasing director for BL's Austin Rover cars division, in mid-1980 ordered a worldwide survey of component costs as part of a re-examination of the division's purchasing strategy. As the results came in it became clear that BL could buy 70 per cent of the materials and components needed for the cars it produced at an average of 20 per cent below British prices. In other words, only 30 per cent of UK suppliers were competitive with their overseas rivals. Materials and components account for 60 per cent of the ex-factory cost of a car and the plain fact was that Continental cars were packages of cheaper components (no less reliable than those sourced in Britain). To compete, BL should have made a major switch to Continental suppliers.

BL has no formal "buy British" policy but there were good, long-term strategic reasons for preserving a healthy component supply sector in the UK.

And if Austin Rover, the division which makes all the BL cars except for Jaguars and Daimlers, switched most of its purchasing abroad—it will buy just over £800m-worth this year—much of the sector could shrivel up and die.

Instead, last year, the division started a process which has for the most part gone unnoticed. But when the contract for the supply of wheels was given solely to Dunlop, which previously shared it with Rubery Owen, the change became visible. Rubery Owen claimed that as a result of the decision its wheels plant ceased to be viable and closed it with the loss of 1,000 jobs.

Then employees at Armo's British factory at Letchworth,

Werts, were warned that up to one third of the 300-strong workforce could be affected by BL's decision to stop buying brake pipe tubing from the plant—TI Fulton, which previously shared the supply, will in future provide it all.

And last week the result of another "winner takes all" battle, this time over batteries, was announced. Lucas has been given a contract to supply 500,000 car batteries a year rather than supply being split more or less equally between Lucas and Chloride.

All this goes against previous conventional wisdom that a company should protect itself from breakdowns in its supply line by dual-sourcing. The industrial disputes that wracked the motor industry in the 1970s helped establish dual-sourcing even more firmly.

So why is the approach changing? To some extent the UK component sector, along with the country's manufacturing industry, as a whole, has been uncompetitive, because the value of the pound refuses to drop to compensate for the rate of inflation.

And, as Ray Horrocks, chairman of BL Cars, points out: "Over the past four years British industry has doubled its wages but increased productivity by only half."

But the component industry has also suffered from the severe erosion of demand as vehicle output in Britain shrank alarmingly. As recently as 1972 car output peaked at 1.92m. In 1980 it dropped below 1m for the first time since 1958 and last year was at the same level.

In 1976 BL's car output alone was 588,000 and was down to 347,500 last year.

And volume is an important factor in getting the cost of components down—particularly the more complex components. The time had come for the Austin Rover division to give back to some of the component makers in Britain the volume they needed. Volume would encourage them to invest and make other changes necessary to get their costs closer to those of Continental and Far Eastern competitors.

Families

Ultimately this volume should come from a new range of BL cars which has been given a successful start with the Metro and will then be enlarged substantially by the LC10 "family" of medium-sized models.

Towards the end of the 1980s, if all goes to plan, BL should have just four "families" of cars instead of the 13 it had when Sir Michael Edwardes moved in as chairman three years ago.

This will involve a substantial drop in the numbers of individual components, particularly as some components will be common to two or even three families. All this indicates a dilemma for the components industry. In future BL will require fewer individual parts. But for those companies which get the available contracts, the potential for substantial production runs is tremendous.

For example, the Metro is currently being produced at the rate of 4,500 a week. No other BL model in recent history has reached anything like that rate of output. And some components of the Metro will go into the first of the LC10 range, the LM10 and LM11.

In terms of individual parts, the division already sources over half its components from single sources. The more complex the component and the more costly the investment required to produce it, the more likely it is to be single sourced. But Arthur Heins points out that there is likely to be little single sourcing for a whole "commodity group."

None of this is unique to BL. Other major car makers take very similar steps to protect potential profitability.

The review of component "commodity groups" has a long way to go, according to Heins. "We have been reviewing every single commodity group we started with the complex ones and are now working on those that are less complex and less expensive. But the process will take another 18 months because of the depth of the investigation in each case."

It is probably there will be other cases similar to those of Dunlop and Rubery Owen and Chloride and Lucas. In the meantime the new purchasing strategy seems to be paying off. The division's material costs went up only 2 per cent last year. Of course, other factors apart from the switch to single sourcing played a part. With car demand depressed the laws of supply and demand came into play to keep price increases down.

And the division refused to accept any price increase for components if it arose from a pay award higher than the 3.8 per cent BL Cars workers received last year. "We owe it to our own workforce not to accept any price increase from a supplier which arises from a pay award that is not matched by an increase in productivity," Musgrove declares.

But when there is competition between two or three previous suppliers for the one big contract—as happened between Lucas and Chloride—the division does all it can to avoid a Dutch auction.

Musgrove explains: "It is up to the companies to tell us what their price is, although we often give an indication of what we think the job is worth. We want to strengthen the UK component industry, not weaken it through Dutch auctions and prices that are too low."

Whittle

The division's internal checking system also militates against the purchasing department taking the easy way out when trying to keep within its budget and simply switching to suppliers which offer low prices.

Any change which involves more than 20 per cent of a particular supplier's BL business being removed by a switch to another manufacturer must be vetted by the division's purchasing sub-committee.

The same procedure is followed if a contract is to be switched from a British to an overseas supplier.

The impact of BL's new strategy—as well as Ford's efforts in the same direction—has begun to become more apparent. According to Heins, that 20 per cent differential between UK prices and those charged overseas has already been whittled down to between 12 and 13 per cent.

BUSINESS PROBLEMS

BY OUR LEGAL STAFF

Rent arrears

I gave one of my tenants notice to quit about two months ago because of arrears of rent (about £50). The tenant pays small sums periodically (sometimes more but usually less than the actual rent) and I mark these in his rent book as mesne profits. I now propose to apply to the County Court for possession. (1) Should I accept further rent from the tenant after I apply to the Court for possession, and enter it as mesne profits in his rent book, or should I ask him to pay the arrears into Court? (2) If the tenant pays the full amount he owes before the case is heard shall I accept

the money? As the tenant appears to be a protected tenant under the Rent Act 1977 there is no need to require payments to be made into court or to characterise late payments as mesne profits. You can and should accept all arrears tendered.

House sale

I propose to purchase two houses, one tenanted and the other vacant possession, which are being sold as a pair as an investment. I propose to modernise the vacant house which is in a poor state and resell it as soon as possible. I had thought that capital gains tax would be payable on any profit but have recently read

that the Inland Revenue might class it as income. Is this true? If so, how is the "income" calculated?

The transaction does indeed look like an adventure in the nature of trade, assessable to income tax under case I of schedule D. The profit will be calculated on ordinary accountancy principles. If your solicitor cannot help you on the taxation aspects, no doubt he or she can recommend a local accountant. We have regularly warned of the pitfalls of entering into property transactions without good professional guidance.

No legal responsibility can be accepted by the Financial Times for the answers given in these columns. All inquiries will be answered by post as soon as possible.

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THE ARTS

Walton birthday concerts

William Walton was 80 on Monday. A big Festival Hall concert to mark the exact date came as the climax (though by no means the close) of all the recent Walton revivals...

The news is getting worse

by CHRIS DUNKLEY

Paragraph 1 of the BBC booklet 'The Task of Broadcasting News' states: 'If ever broadcasting were pared to the proverbial bone, news would have to be that bone.'

That is when Channel 4 comes on stream with its plans for a one-hour news programme on weekdays scheduled in the American fashion, earlier in the evening, from 7.00 until 8.00.

It seems to me both a pity and a strategic error for Channel 4 to probably offer ever nationally broadcast channel—to have made the lives of its own programme planners so difficult before they even start, by shackling them to an iron ball in the form of yet another immovable daily news programme.

But given that you do decide to have a major daily news programme, 7 o'clock sounds a much less disruptive time than either 9 or 10, even when your programme lasts an hour.

I doubt whether most viewers consider business and industry to be under-represented on the existing news programmes, but allowing technology and the arts on to the agenda will indeed be a radical departure.



ITV's period drama creeps ever closer to the modern day: A Kind of Loving which starts on Sunday is a 10-part series adapted from Stan Barstow's trilogy of novels, with Clive Wood (pictured here) as Vic Brown and Joanne Whalley as Ingrid Rothwell

'bringing their considerable journalistic experience to the programme' and, when not presenting, 'continuing with reporting assignments.' Evidence on screen suggests that this last means little more than rare and brief taken trips.

There are two reasons for objecting to these changes. The first is that the most important thing they have not been very successful at is all very well to assert that a man will 'bring considerable journalistic experience' to a programme but another thing altogether to extract any value from that when the job is reading the news.

The booklet quoted in my introduction was issued in 1976, the year after the birth of the Birt/Jay thesis, and it says of them: 'They seemed, in the view of professional journalists in the BBC, to be proclaiming a new bias—a bias against the reporting of unadorned fact... it would be a betrayal of fundamental editorial principles to move in that direction.'

New York theatre round-up by FRANK LIPSIVS

Following on the heels of Hollywood stars' arrival on Broadway have come film directors of the calibre of Robert Altman and Louis Malle.

Having got his feet wet with those two well-produced but modest productions, the director has now plunged into Broadway with Come Back to the 5 and Dime, Jimmy Dean, Jimmy Dean at the Martin Beck Theatre.

In her Broadway debut, Cher proves to be a riveting comedienne with lines and gestures that were either written by or for her with a flair missing from the other roles. Similarly outstanding is David

Gropman's set of the old Woolworth's lunch counter with shelves of bric-a-brac displayed through multiple reflections receding into the backdrop.

The lack of attention to the script, which mars the Altman production, is also evident in Malle's production of Lydie Breeze. Working again with John Guare, who wrote the script for Malle's film Atlantic City, the director bravely accepted the challenge of trying to bring to the American Place stage a work set in 1885 on Nantucket Island.

All the characters have been touched by her, especially since her dose of syphilis infected those with whom she had intimate contact, but their dramas are too closely tied to her absent character. Despite the intricate working out of the plot and notable performances by Cross, Cynthia Nixon and Josef Sommer, the play relies on resonances of the past that steal life from the characters on John Wulff's well-wrought beachside set.

character the difficult name "Ludlum" and Arnold's trials include a confrontation with his mother (Estelle Getty) along with the continuing saga of his love for Ed, played with appropriate understatement by Court Miller. Though feeling somewhat long by the end of the four-hour production, the play is a tour-de-force.

Charles Ludlum's Secret Lives of the Sexists at the Ridiculous Theatrical Company is a play of many parts and various scenes that relies on being provocative when it has no other virtue to justify a scene. Directing and starring as well as having written the play, Ludlum is an acquired taste. For all his dominance of the credits, he does give plenty of scope to the other characters, played by Mink Stole and Black Eyed Susan, but ultimately private jokes and fun on stage substitute for aspirations beyond campiness.

Lyric, Hammersmith

The Best of British Music Hall

The last production at the Lyric was Michael Frayn's farce Noises Off, opening tonight in the West End. It depicted the disintegration of a small theatrical troupe touring the smaller provincial towns.

mainly contributed by Peter John who switched from directing to performing and came off with a flow of very funny, very flirty jokes. It was a club act rather than a musical routine, but thanks all the same.

Saleroom

Dali sets a double record

This is the week of major Impressionist and Modern picture sales in London. Yesterday Christie's added in the morning £162,000 to the £1,450,440 it took on Monday night when it established an auction record price of £453,600 for a work by a living artist.

The average bought in percentage for the two sessions was 34 per cent, reasonable for sales of this type.

The Gallerie Beyeler of Basle paid that price for 'L'enigme du desir' by Dalí. Painted in 1929 it marked the first maturity of the surrealist style and the artist considers it to be among his ten most important paintings. It was sold by the Swiss psychologist Oskar Schlegel. 'Natura morta' by Morandi went for £70,200 and the same sum secured 'Paysage américain' by Legér.

In the Chinese export porcelain sale at Christie's on Monday a large famille rose 'tobacco leaf' dinner service fetched £56,160 to the London dealer Heirloom and Howard. The same purchaser secured a famille rose armorial plate dinner service for the French market for £16,200. Among the continental drawings sale at Christie's yesterday Hazlitt, Godden and Fox paid £4,014 for a portrait of Herr Tain by Johann Nepomuk Ender.

THEATRES

ALBERTS. S 836 3578. Credit cards bookings 839 1439. Grop sales 379 2562-5071. COVENT GARDEN. 240 1966. ROYAL BALLET. 240 1966. ROYAL OPERA. 240 1966.

HER MAJESTY'S. 930 6006-7. CC 930 4022-6. Group sales 7 6061. NEW LONDON. CC Drury Lane. W.C. 2. Times and Sat 5.0 and 7.45. THE PALACE. CC 01-437 8834. Andrew Lloyd-Webber's SONG AND DANCE.

SAVOY. S 01-836 8888. CC 930 0731. SHAFESBURY. S CC Shaftesbury Ave. Year Neil Simon's MR MUGGLE! Welcome to the Shaftesbury Theatre.

F.T. CROSSWORD PUZZLE No. 4,836

CROSS 1 A bond to shorten (8) 2 Bird and part of its foot, that which is easily broken (8) 3 A wine knocked back in the West could be poison (8) 4 One who loves a party the soldiers take after (6) 5 Drink to draw off from the lees—seen on the breakfast table? (5-4) 6 Recent Spanish article is in the post (5) 7 One vehicle or another with a towing sign? (7) 8 A robber with face in front of entrance... (7) 9... and a highwayman with two similar bases? (7) 10 French island cross in holly (4) 11 Japan provides one example of this compound? (5) 12 Thoughtless group in an empty piece of land (6, 3) 13 Gentleman with a cent must return for insecticide (6) 14 Cut and bite in rapid dialogue (4-4) 15 Roys exchange taking fast (6) 16 Having lost social standing from form in river (8) 17 Culprit making an attempt outside to finish (8) 18 Send over a range of mountains, having a type of carriage? (8) 19 Take a plunge with five in a hazard (4) 20 Inflammation with anger and material inflamed for fumes (7) 21 Muscular spasm produced by chlorine on us (6) 22 Leading a settled market (6)

A crossword puzzle grid with numbers 1 through 23 indicating starting positions for the clues. The grid is a 13x13 square.

UK COMPANY NEWS

Reckitt and Colman rises to £66m

A 22.6 PER CENT increase in second-half profits to £37.28m gave Reckitt & Colman a pre-tax figure of £66.35m for the year ended January 2, 1982—a rise of 24.8 per cent on the previous year's £53.17m. A large part of the advance arose in the UK.

Interest of £12.4m (£14.38m) which fell as a result of careful cash control. The weakening of sterling against most other currencies in 1981 produced a benefit of £1.82m to group taxable profits.

Kuwaitis to oppose Lorrho proposals

Gulf Fisheries, the Kuwaiti-controlled investment group and one of the largest shareholders in Lorrho, is intending to oppose Lorrho's plans to increase its borrowing limits to £1.5m.

British Aerospace £5.6m above prospectus forecast

AS PREDICTED at the interim stage, British Aerospace has turned in profits for 1981 which are above the forecast of £56m, made in the prospectus issued in February, 1981.

HIGHLIGHTS

Lex looks at the figures from British Aerospace, the first since it became a fully-fledged public limited company. Pre-tax profits of £70.6m are well ahead of the £56m forecast when the company went public last year.

Standard Chartered ends £27.9m higher

WITH a bad debt provision £4.1m lower at £55.4m, taxable profits of Standard Chartered Bank improved by £27.9m to £28.4m in 1981, following a mid-term rise from £121.3m to £139.2m.

Beazer rises and makes £2.9m rights

Beazer (Holdings) expanded from £1.6m to £1.65m for the six months ending December 31 1981 with Westrick Products making a positive contribution to the results.

Dividends Announced P26

to twice the total of the capital and reserves of the group, was £376m. The revised limit will be equal to three times the total of the capital and reserves of Lorrho, its subsidiaries and associated companies.

Cape Industries drops to £2m

TAXABLE profits of Cape Industries fell from £5.74m to £2.19m in 1981, on turnover roughly maintained at £216.99m compared with £218.76m.

benefits of rationalisation, but CAP hopes that the business will break even this year. The real shock is the performance of the building and insulation division, with trading profits falling by over 40 per cent.

Schroders



The Earl of Airrie, Chairman of Schroders plc, reports on 1981.

The disclosed consolidated profit after taxation of the Group increased by 78 per cent to a record £14,714,000, compared with £8,230,000 in 1980.

Consolidated profits of J. Henry Schroder Wagg & Co. Limited and its subsidiaries were again higher than those for the previous year. The banking division had an active year despite the adverse economic environment and the volatility of interest and exchange rates throughout the period.

Profits of our United States companies reached a record level. An increase in net interest earnings, together with substantial growth in fee and commission income and in trust revenue, more than counterbalanced modest losses on securities trading and investment management.

In Australia the Schroder Darling Group earned record profits in its financial year ended 30th June, 1981, but owing to difficult market conditions earnings during the six months to 31st December, 1981 were materially lower than those for the corresponding period of the previous year.

In the Far East we increased our shareholding in Singapore International Merchant Bankers Limited to 49 per cent and both this company and Schroders & Chartered Limited in Hong Kong achieved record earnings.

We are maintaining our activities in Latin America at a level consistent with prudent and profitable operations and our Brazilian associate enjoyed a particularly good year. A further increase in profit was recorded by our Middle East interests.

While some progress has been made in the battle against inflation, the adverse effects of recession are becoming increasingly severe and there is a clear need for a material reduction in interest rates in order to restore business confidence.

Against this unsettled background the banking system has continued to suffer from an excess of liquidity and low interest margins despite the clearly worsening financial position of a number of major borrowers.

It is most gratifying that in a year that has been difficult for almost everybody we have achieved record profits not only at Group level, but also in each of the principal areas of our business.

Group Companies, Associates and Representative Offices in: Argentina, Australia, Bermuda, Brazil, Canada, Cayman Islands, Colombia, France, Germany, Hong Kong, Japan, Lebanon, Saudi Arabia, Singapore, Switzerland, United Kingdom and United States of America.

Tom Whyte on Sangers board

The faces round the boardroom table at Sangers Group are changing yet again. For the first time since his Bermuda based investment company, Paget Agencies disclosed a major stake 20 months ago, Mr Tom Whyte is taking a seat in a non-executive capacity.

The vacant post of chief executive is now filled by Mr Bryan Flynn, first appointed to the board at Mr Whyte's suggestion earlier this year.

Out goes Mr George Robinson who resigned yesterday as chairman and in comes Mr John Briggs, a newcomer, whose other interests include directorships at the Board of Biogen Industries and Third Division high-flier, Reading Football Club.

Sangers had been struggling to contain losses in the once dominant pharmaceuticals division but the decision to sell all but two of its 14 branch chain of depots is expected to raise £2m of net cash by the deal is completed in August.

The disposal will leave the group with two profitable branches in Northern Ireland, a photographic business and a pharmaceutical agency network which has succeeded in cutting recent losses.

Table with columns: SPAIN, March 30, Banco Bilbao, Banco Central, Banco Exterior, Banco Hispano, Banco Int. del Caribe, Banco Santander, Banco Urquijo, Banco Vizcaya, Banco Zaispore, Dragados, Espanos Zinc, Feca, Gal. Prensados, Hidro, Iberduero, Petroleros, Sogefasa, Telefonos, Union Elect.

THE TRING HALL USM INDEX 120.9 (+0.4) close of business 30/3/82 BASE DATE 10/11/80 100 Tel: 01-638 1581

LADEROSE INDEX Close 558-564 (+6)

GRAMPIAN HOLDINGS p.l.c.

Preliminary Results for the year ended 31 December 1981.

GRAMPIAN HOLDINGS p.l.c. announces profits (subject to audit) before tax for the year ended 31 December 1981 of £1,040,000 (1980 £1,449,000).

The Directors propose a final dividend of 12.0% (5.00 pence per share) giving with the interim a total of 18.0% (4.50 pence per share).

Table with columns: 1981, 1980, Turnover, Group profits before tax, Parent company expenses including bank and debenture interest not otherwise allocated, Share of loss of associated company, PROFIT BEFORE TAXATION, Taxation (See notes), PROFIT AFTER TAXATION, Minority interest, Extraordinary items (See notes), Dividends, Preference paid of 4.95%, Ordinary interim paid of 6.0% (1980-6%), Ordinary final proposed of 12.0% (1980-12.0%), RETAINED (LOSS)/PROFIT, Earnings per share.

NOTES: 1. The tax charge comprises ACT written off. 2. Extraordinary items relate principally to rationalisation and redundancy costs at Millard Proffitt Limited, together with the deficit on the disposal of the assets of Hall Electric Limited.

The Chairman, Mr. David C. Greig, states: Improvement in both tourist retail and Leisure Sports. As the Group has a significant proportion of its assets in the transport and plant hire industries the performance of this division will reflect the Group's ability to progress in 1982.

GRAMPIAN HOLDINGS p.l.c. Stag House, Castlebank Street, Glasgow G11 6DY.

Companies and Markets

INTERNATIONAL COMPANIES and FINANCE

Bank of America to tap Euromarkets for up to \$300m

BY ALAN FRIEDMAN THE BANK of America is seeking up to \$300m through the issue of five-year Eurodollar deposit notes, priced at a discount to provide capital gains as well as interest income.

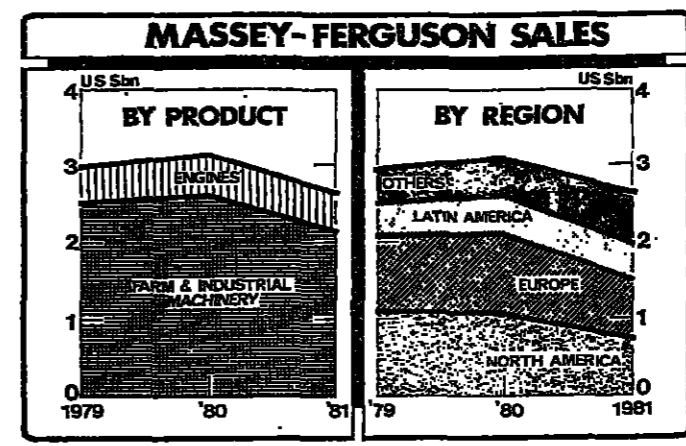
Closure costs put General Tire in the red

By Our New York Staff GENERAL TIRE, the U.S. tyre manufacturer, yesterday reported a sizeable \$34.6m loss for the first quarter of this year, mainly because of the costs associated with its recent decision to close a large plant at Akron, Ohio, the capital of the U.S. tyre industry.

Richard Lambert looks at a leading tractor maker's struggle for survival Massey returns to banks as problems mount

EIGHT MONTHS after completing its marathon refinancing exercise, Massey-Ferguson is still struggling for survival. The annual report makes it clear that the coming months will be of crucial importance to the long-term shape of the group.

deals involving further injections of cash. But there is some concern outside the company that this may not prove enough. With U.S. farmers facing what has been described as their worst year since the 1930s, demand in North America remains extremely poor.



of a step-by-step reduction in its U.S.-based activities. Increasingly, the company is becoming a two-legged animal—a combine harvester business based in Canada, which seems reasonably well based, and a tractor and engine manufacturer in Europe, mainly in the UK and France.

Computer irregularity hits profits at JWT

BY OUR NEW YORK STAFF JWT, PARENT of J. Walter Thompson, the major U.S. advertising group, announced a sharp drop in profits yesterday, largely because of a computer irregularity which cost it millions of dollars in lost earnings.

U.S. Steel sees no income loss from takeover

By Our Financial Staff U.S. STEEL, the biggest American steelmaker, does not foresee a loss of earnings in the first quarter as a result of its \$6.4bn acquisition earlier this year of Marathon Oil.

Societe Generale de Belgique deficit

By Giles Merritt in Brussels SOCIETE Generale de Belgique, the Belgian banking and industrial holding group, suffered substantial operating losses in 1981.

Data General earnings collapse in second quarter

BY OUR FINANCIAL STAFF THE HOPE of a recovery in earnings in fiscal 1982 at Data General, the Westboro-based manufacturer of general computers, took a knock yesterday when the company disclosed that profits for the first half of the year were 10 per cent down at operating level, to \$15.7m or \$1.47 a share.

Ecuador seeks \$900m credit for private sector

BY PETER MONTAGNON IN CARTAGENA, COLOMBIA ECUADOR is seeking a \$900m credit facility from international banks to help its private sector overcome the effects of the recent depreciation of its currency, the sucre.

FT INTERNATIONAL BOND SERVICE

The list shows the 200 latest international bond issues for which an adequate secondary market exists. For further details of these or other bonds see the complete list of Eurobond prices which will be published next on Thursday April 15.

Table with columns: U.S. DOLLAR STRAIGHTS, OTHER STRAIGHTS, CONVERTIBLE BONDS, SWISS FRANK STRAIGHTS, and YEN STRAIGHTS. Lists various international bonds with their respective prices and yields.

Table with columns: OTHER STRAIGHTS, FLOATING RATE NOTES, CONVERTIBLE BONDS, and SWISS FRANK STRAIGHTS. Lists various international bonds with their respective prices and yields.

X-MONEY MARKETS FOREX-MONEY MARKETS FOREX-MONEY MARKETS

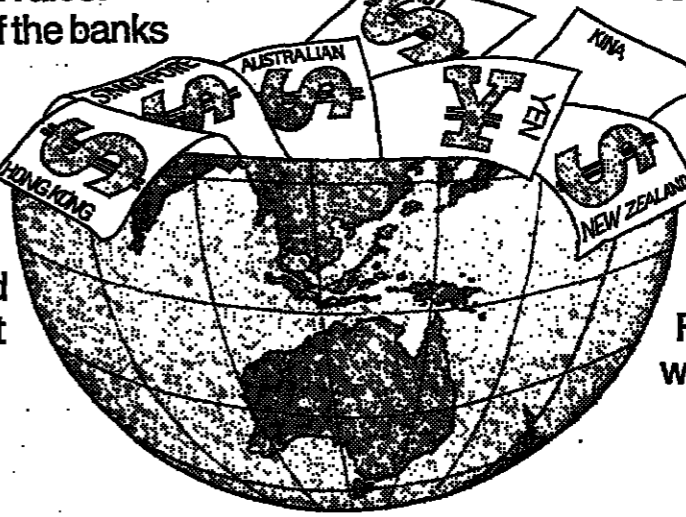
No-one knows more about Pacific Basin currency dealing than we do.

Bank of New South Wales—Australia's largest banking group—has integrated the London business of The Commercial Bank of Australia Limited, which now forms part of the group, with its own London operations.

resulting in a special combination of experience, expertise and resources. Bank of New South Wales, London, is now dealing on a bigger scale and is able to handle even more deals than before.

Funding plan for French mining group By Terry Dodsworth in Paris THE FRENCH Government has agreed to a £1.6bn (\$97m) re-financing plan for the Nickel-Sud mining group.

The merger of the banks in London has enabled us to enlarge our London Foreign Exchange and Money Market capabilities, resulting in a special combination of experience, expertise and resources.



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Companies and Markets **INTL. COMPANIES & FINANCE**

Japanese car groups fill Maruti partner shortlist

BY K. K. SHARMA IN NEW DELHI

MARUTI, the nationalised car maker started by Mr Sanjay Gandhi, the late son of the Indian Prime Minister, is almost certain to choose a Japanese partner to make a four-door car for the domestic market.

had also made proposals for the fiercely contested partnership with Maruti. The company was nationalised in October, 1980, following Mr Gandhi's death in a plane crash.

Suzuki is offering to take a 40 per cent stake in Maruti and a modest royalty which is said to be less than the 5 per cent fee acceptable to the government under foreign investment guidelines.

Standstill at Tokyu Department Store

By Yoko Shibata in Tokyo

TOKYU DEPARTMENT Store, the leading company in the Tokyu group's distribution division, has reported little changed sales and profits for the year ended January 31, 1982, reflecting reduced consumer spending.

Operating profits at parent company level rose by 2.4 per cent to ¥4.63bn (\$18.7m) on full year sales of ¥248.82bn, up 1.6 per cent. Net profits were 1.4 per cent higher at ¥2.3bn and profits per share were ¥20.84 compared with ¥21.01.

Bid for small holdings in Hacker

BY JAMES SUGHAN IN BONN

HERR JOSEF SCHOEERGRUBER, the Bavarian property and brewing magnate, is seeking further to consolidate his hold over the Munich beer industry by taking full control of Hacker-Pschorr, the city's third largest brewer.

Small shareholdings are believed to comprise only 4 per cent of the total, but another Schoergruber brewer, Paulaner Salvator Thomasbraeu, in which his holding company has 82 per cent, is strongly expected to take up its option on the remaining 36 per cent of Hacker from Bayerische Vereinsbank later in the week.

litres of beer and, as significantly, substantial real estate. The Munich brewers are unique in Germany in having large holdings of pubs and wine-houses.

Doubled profits and rights from Ka Wah Bank

By Robert Cottrell in Hong Kong

KA WAH BANK of Hong Kong has reported more than doubled net profits of HK\$ 42.7m (U.S.\$7.3m) for 1981, against 1980's HK\$ 18.9m struck after tax and transfers to inner reserves.

Palmco earnings squeezed by poor overseas demand

BY WONG SULONG IN KUALA LUMPUR

PALMCO, Malaysia's biggest palm oil refiner, reported a 13 per cent drop in pre-tax profits to 5.2m ringgit (US\$ 2.36m) for the six months ended December and said conditions for the second half are equally unpromising.

while Malaysian palm oil output was only 2.8m tonnes last year. The results reflect conditions in the Malaysian palm oil industry which is being squeezed by low demand overseas and high premiums for crude oil which is in short supply.

Downturn for Nachi Fujikoshi

By Our Financial Staff

NACHI-FUJIKOSHI, a major Japanese ball bearing manufacturer now diversifying into industrial robot production, suffered a 10.7 per cent drop in net earnings in the year to last November partly because of losses stemming from its accumulating inventory.

Sales rose by 5.3 per cent to ¥103.03bn (\$417m) but net earnings fell from ¥2.71bn to ¥2.42bn. Earnings per share were ¥14.9 against ¥17.83.

The bank says the rights issue is necessary to balance its capital base with its assets as it continues to expand. Irrevocable undertakings have been received for 63.6 per cent of the issue.

In the past 18 months, 18 of Malaysia's 48 palm oil refineries have closed down because of difficulties getting crude oil and depressed profit margins for refined oil.

● Dunlop Malaysian Industries Berhad, 51 per cent owned by Dunlop International, has reported a fall in group net profits to 23.8m ringgit (US\$10.8m) in 1981 from 27.69m ringgit. Sales rose to 288.12m ringgit from 237.13m ringgit.

Mixed group results from major Japanese brewers

BY OUR FINANCIAL STAFF

SAPPORO BREWERIES, Japan's second largest brewer, has reported a 12 per cent rise in consolidated net profits for the year ended December, while Asahi Breweries, number three in the industry, has reported a 2.7 per cent drop.

Sapporo's net earnings rose to ¥3.98bn (\$16.15m) from ¥3.59bn on sales ahead by 19 per cent to ¥340.3bn. Sapporo said that higher sales came from new products.

a 35 per cent rise in parent company operating profits to ¥9bn on a 19.5 per cent increase in sales to ¥330bn.

Asahi had reported a 14 per cent fall in parent company net profits to ¥1.3bn on a 7.1 per cent increase in sales to ¥198bn.

Both companies are forecasting improved earnings for the current year. Sapporo sees a 5 per cent rise in group net profits to ¥4.2bn on a 9 per cent growth in sales to ¥372bn.

Asahi sees a 33 per cent growth in group net profits to ¥2.1bn on a 10 per cent rise in sales. Kirin Brewery, the industry leader with a 62.7 per cent market share, has so far reported only parent company results for 1981. Net profits rose by 5.7 per cent to ¥20.13bn on a 15 per cent increase in parent sales to ¥984.8bn.

This announcement appears as a matter of record only.

MARCH 1982

U.S. \$75,000,000

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HNG

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(Incorporated in the Republic of Singapore)

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In accordance with the provisions of the Notes, notice is hereby given that for the three month Interest Period from 31st March, 1982 to 30th June, 1982, the Notes will carry an Interest Rate of 15 1/4% per annum. Therelevant Interest Payment Date will be 30th June, 1982 and the Coupon Amount per U.S. \$1,000 will be U.S. \$39.97.

Credit Suisse First Boston Limited Agent Bank

All of these Securities have been sold. This announcement appears as a matter of record only.

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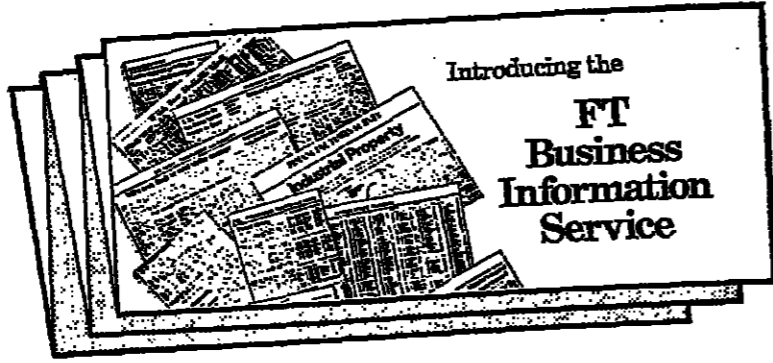
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APPOINTMENTS

Sir Maurice Hodgson joins Dunlop

Sir Maurice Hodgson, who retires as chairman of ICI today, will be joining the board of DUNLOP HOLDINGS as a non-executive director, tomorrow. Sir Maurice joined ICI at Billingham in 1952. He is a member of the court of British Shippers and governor of the London Graduate School of Business Studies. He was knighted in 1979 for services to export.

Mr Sally Oppenheim has been appointed a non-executive director of THE BOOTS COMPANY.

Mr A. P. F. Malcolm has been appointed to the board of STEEL BROTHERS HOLDINGS as group finance director.

Mr Terry Greer, managing director of JOSEPH HARRIS, part of Johnson Group Cleaners, has been appointed to the group board.

Mr P. F. Pepperell has accepted an invitation to join the board of WALTER DUNCAN AND GOODRICK.

Mr Peter Cox has been appointed managing director of NOKIA (UK), UK subsidiary of Nokia Oy, Finland. He joins Nokia after a 10-year career with Philips.

Mr Eric de Gelder has been appointed UK and Elre representative for the CAISSE CENTRALE DES BANQUES POPULAIRES and the Groupe des Banques Populaires. He replaces Mr Antoine Crabit who is appointed directeur adjoint des services "etranger", Paris.

Mr Ian H. Johnston has been appointed a director of the YORKSHIRE-GENERAL LIFE ASSURANCE CO., the life company of General Accident. Mr Johnston has been managing director of Joseph Terry and Sons for 18 years and chairman for the last five. Following the acquisition of that company by United Biscuits, Mr Johnston has resigned amicably to become chairman and managing director of a company with the Trusthouse Forte Group.

Mr Derrick A. Bailey will be director of the North American specialist division of BRITISH NATIONAL INSURANCE from April 5. Mr George Feitou will be director of the UK and international division and Mr Pieter Van Niek will be director for the treaty division also overseeing the ceded reinsurance for the group.

Mr V. D. Salows has been appointed general manager, Castrol retail division, BURMAH CASTROL CO., from April 1. He succeeds Mr D. S. Hancock who has been appointed director, lubricants marketing. Mr N. E. Smith has been appointed sales manager, Castrol retail division in succession to Mr Salows.

Two senior management posts have been created at ITN to enable the company to deal with its expanded commitments and to prepare for cable and satellites. The general manager, Mr Bill Hodgson, becomes director of development and Mr Paul McKee, who has been programme development executive, is appointed deputy chief executive. Mr McKee joins the board of ITN. Mr Paul Matthews, assistant general manager, production, is promoted to general manager.

Mr David M. Dunkley, Mr Kenneth G. Hewitt, Mr John E. Hopkins, Mr Paul J. Lander, and Mr Ronald F. MacKenzie have been appointed directors of OAKLEY HOLIDAY CENTRES from April 1.

Mr A. E. Hepper has been appointed a director of GENERAL INVESTORS AND TRUSTEES.

BUILDING CONTRACTS

£12m for Edmund Nuttall

NEW CONTRACTS totalling £12m in value have recently been awarded to EDMUND NUTTALL. Largest of these is the Yewley Bypass awarded to the Mears Division by the London Borough of Hillingdon at a contract price of £2m, which includes a km of 7.3 m wide carriageway and a three span bridge 110 m long over British Rail tracks.

Other Mears work include Thames tidal defence works at Gravesend for Southern Water Authority (£870,000) and a fitting out quay on the east side of Hessel Haven, Hull for Richard Dunston (Hessel) (£500,000).

Contracts for British Rail Southern Region are improvements to the CM and EE inspection shed and extension of the repair shed at Slade Green, Kent (£1.25m) and preliminary works at Gloucester Road Triangle, East Croydon (£250,000).

Scottish Division awards include contracts for industrial buildings at Bannockburn, Stirling for the PSA (£400,000), Corrie water supply, Arran for Strathclyde Regional Council (£200,000) and the coastal strip drainage works at South Queensferry for Lothian Regional Council (£480,000).

Mears Contractors, the Nuttall building subsidiary, has been awarded four contracts including 72 flats for the Service Housing Association at Rodney Street, Birkenhead (£1.25m), offices at High St. Fareham for Prosig Computer Consultants (£202,000) and Christchurch Day Centre for Dorset County Council (£472,000).

BWL LARK has won contracts worth £107,150 for the construction of advance factories at St. Columb Major for the Development Corporation. The project covers construction of two factory units of 1,000 sq ft and two factory units of 1,500 sq ft. Work has started and the premises are expected to be ready for occupation by October.

The Development Corporation is also having two factory units of 1,500 sq ft each built by CE CHRISTIAN at a cost of £29,000 on the Trenton Industrial Estate, Wadebridge.

BASE LENDING RATES

A.B.N. Bank	13 1/2%	Grindlays Bank	13 1/2%
Allied Irish Bank	13 1/2%	Guinness Mahon	13 1/2%
American Express Bk	13 1/2%	Hambros Bank	13 1/2%
Amro Bank	13 1/2%	Heritable & Gen. Trust	13 1/2%
Henry Ansbacher	13 1/2%	Hill Samuel	13 1/2%
Arbuthnot Lehman	13 1/2%	G. Hoare & Co.	13 1/2%
Brenar Holdings Corp.	13 1/2%	Hongkong & Shanghai	13 1/2%
Banco de Bilbao	13 1/2%	Kingsnorth Trust Ltd.	14 1/2%
BCCI	13 1/2%	Knowles & Co. Ltd.	13 1/2%
Bank Hapoalim BM	13 1/2%	Lloyds Bank	13 1/2%
Bank Leumi (UK) plc	13 1/2%	Mallinbank Limited	13 1/2%
Bank of Cyprus	13 1/2%	Edward Manson & Co.	14 1/2%
Bank Street Sec. Ltd.	14 1/2%	Midland Bank	13 1/2%
Bank of N.S.W.	13 1/2%	Samuel Montagu	13 1/2%
Banque Belge Ltd.	13 1/2%	Morgan Grenfell	13 1/2%
Banque du Rhone et de la Tamise S.A.	13 1/2%	National Westminster	13 1/2%
Barclays Bank	13 1/2%	Norwich General Trust	13 1/2%
Benevolent Trust Ltd.	14 1/2%	P. S. Refson & Co.	13 1/2%
Brenar Holdings Ltd.	14 1/2%	Roxburghe Guarantee	13 1/2%
Brit Bank of East. Ind.	13 1/2%	E. S. Schwab	13 1/2%
Brown Shipley	13 1/2%	Stavensburg's Bank	13 1/2%
Canada Perm. Trust	13 1/2%	Standard Chartered	13 1/2%
Castle Court Trust Ltd.	13 1/2%	Trade Dev. Bank	13 1/2%
Cavendish City Trust Ltd.	13 1/2%	Trustee Savings Bank	13 1/2%
Cayzer Ltd.	13 1/2%	TCB Ltd.	13 1/2%
Cedar Holdings	13 1/2%	United Bank of Kuwait	13 1/2%
Charterhouse Japan	13 1/2%	Whiteaway Laidlaw	13 1/2%
Choulatons	14 1/2%	Williams & Glyn's	13 1/2%
Citibank Savings	13 1/2%	Wimstret Secs. Ltd.	13 1/2%
Clydesdale Bank	13 1/2%	Yorkshire Bank	13 1/2%
C. E. Coates	14 1/2%		
Consolidated Credits	13 1/2%		
Co-operative Bank	13 1/2%		
Corinthian Secs.	13 1/2%		
The Cyprus Popular Bk.	13 1/2%		
Duncan Lawrie	13 1/2%		
Eagle Trust	13 1/2%		
E.T. Trust	13 1/2%		
Exeter Trust Ltd.	14 1/2%		
First Nat. Fin. Corp.	14 1/2%		
First Nat. Secs. Ltd.	14 1/2%		
Robert Fraser	14 1/2%		

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FT UNIT TRUST INFORMATION SERVICE

AUTHORISED TRUSTS

Table listing various authorized trusts and their managers, including details on assets, performance, and contact information.

CURRENCIES; MONEY and GOLD

Dollar retreats

Dollar finished around its weakest level of the day as Euro-dollar interest rates retreated from the higher levels touched during the morning. The U.S. currency still finished slightly firmer on balance against most major currencies however. Sterling ended a little stronger against the dollar, but tended to move in line with the U.S. unit against Continental currencies...

THE POUND SPOT AND FORWARD

Table showing pound spot and forward rates for various currencies, including U.S., Canada, and others.

THE DOLLAR SPOT AND FORWARD

Table showing dollar spot and forward rates for various currencies, including U.K., Ireland, and others.

CURRENCY MOVEMENTS

Table detailing currency movements and rates for various international currencies.

OTHER CURRENCIES

Table listing other currencies and their respective rates.

EMS EUROPEAN CURRENCY UNIT RATES

Table showing EMS European Currency Unit rates for various European currencies.

EXCHANGE CROSS RATES

Table showing exchange cross rates for various currencies.

FT LONDON INTERBANK FIXING (11.00 a.m. March 30)

Table showing FT London interbank fixing rates for 3 and 6 month U.S. dollars.

EURO-CURRENCY INTEREST RATES (Market closing rates)

Table showing Euro-currency interest rates for various currencies and terms.

MONEY MARKETS

London clearing bank base lending rate 13 per cent (since March 12). The Bank of England forecast a surplus of funds in yesterday's short term liquidity time since February 10. A surplus of around £150m forecast in the morning reflected bills maturing in official hands and a net take up of Treasury bills of £120m...

GOLD

was fixed at FF 66,200 per kilo (\$339.79 per ounce) in the afternoon, compared with FF 66,200 (\$339.96) in the morning, and FF 66,000 (\$326.62) Monday afternoon. In Frankfurt the 12 1/2 kilo bar was fixed at DM 25,475 per kilo (\$327.97 per ounce) against DM 24,800 (\$320.63) previously, and closed at \$324.325, compared with \$317.320. In Luxembourg the 12 1/2 kilo bar was fixed at the equivalent of \$325.10 per ounce, compared with \$319.00 previously. In Zurich gold finished at \$322.32, against \$317.31.

LONDON MONEY RATES

Table showing London money rates for various currencies and terms.

MONEY RATES

Table showing money rates for various currencies and terms.

FINANCIAL TIMES REPORT

Southern Germany

Baden-Wuerttemberg and Bavaria, long renowned for their natural beauty, also have economic links. Here and on the next page James Buchan examines the region

Germany's two power houses

SOUTH OF THE MAIN, Germany seems quite another country for even in the midst of winter, the south wind blows up from Italy.

In Munich, the Foehn as this south wind is called, sweeps down off the Alps without warning and strips the sky of cloud in half an hour, mountains appear suddenly between the bulbous towers of the Frauenkirche.

It is a crazy wind and many people feel as bewitched as poor Hans Castorp on his magic mountain. The head rings like metal, cigars lose all their taste and the crowds in the snowy squares seem to wander as if dazed.

If Munich is a little magical and holds out promises of Italy, Stuttgart is sensible and rather Swiss. In place of the dizzying splendours of Bavarian baroque, there are sober temples of Genevan Protestantism and a thousand savings banks. While Munich gives itself over to Wagner and the more outre productions of Richard Strauss, a Stuttgart audience will sit crossly through a judicious Der Freischutz but applaud its money's worth at the end.

Bavaria and Baden-Wuerttemberg, the two South German Laender of which Munich and Stuttgart are such representative capitals, have more in common with each other than with the crumpled flatlands of the North of the Federal Republic as a whole.

But for a brief and surprising interval in Bavaria in the 1950s, both states have been ruled firmly from the Centre-Right since the creation of West Germany. From rather dismal beginnings after the war, poor in resources and predominantly agricultural, both states consistently achieved higher than average economic

growth until very recently. Their economic structures, based in agriculture and small and medium-sized industry, mechanical engineering, automobiles and electronics, are the soundest in West Germany. The two states have been described as the "power house of modern Germany."

Finally, South Germany's great natural beauty, architecture and music have made Bavaria and Baden-Wuerttemberg the first and second most popular places for visitors in West Germany. Bavaria alone accounts for a third of the Federal Republic's tourist business.

Fiercely proud

These similarities might seem surprising given the two Laender's widely differing historical experience. For a thousand years, Bavaria was ruled by one family, the Wittelsbachs, and Bavarians remain fiercely proud of their independent heritage — to the extent of bloody-mindedly rejecting the basic law of the Federal Republic in 1949.

Even today, there is a palpable tension between Bavaria and the Federal Government, evident not only in Herr Franz Josef Strauss's bitter castigations of the Social Democrat leaders but also in Bonn's hostility to such pet Bavarian projects as the Nurnberg-Regensburg canal to create a waterway from the North Sea to the Black Sea.

Munich was never an imperial capital, but it was always rich and the Residenz still boasts the finest renaissance rooms north of the Alps. Munich's greatest benefactor was Ludwig I, the early 19th century Wittelsbach, who adorned the town with neo-classical streets and buildings

which give some visitors the sense of a metropolis but remind others of a cemetery.

Ludwig gave up his throne for the Irish dancer Lola Montez, to the scandal of all Europe. From her portrait by Sieder in the Nymphenburg, she was a woman dark and glossy as black coral; she looks well worth the loss even of Munich.

Ludwig's successor but one, Ludwig II, did even more for modern Bavarian tourism, as much perhaps as the lakes south of Munich or the famous autumn beer festival. His neurasthenic friendship with Wagner ultimately created the great Bayreuth festival in North Bavaria while he littered the countryside with paranoid castles whose purpose and conception does not bear thinking about.

His Versailles at Herrenchiemsee, which cost his kingdom its financial health, is the maddest building on earth for its vast ball of mirrors sheltered not princes and courtiers but the king's sole companions, one hairdresser and one coachman.

A brief flirtation with Sovietism in 1919 was followed by a longer affair with National Socialism, for Hitler, greatly to the embarrassment of the modern Bavarians, loved Munich and carried away from it an abiding bad taste in architecture and women.

Since the war the politics of Bavaria has been bound up with Herr Strauss, a founder member of the Bundestag, and his Christian Social Union, a Party unique to Bavaria. They are the state's colossi and have come to represent at Federal level a particularly Bavarian form of Right-wing, some might say whimsical, conservatism.

The people of Baden-Wuerttemberg, for example, consider their conservatism to be *Bodensiedig* — that is, with feet firmly planted on the ground — and have little time for their neighbour's pretensions. Formed from a muddle of small states as late as 1952, and only confirmed at a referendum in 1970, Baden-Wuerttemberg lacks a coherent regional political tradition and has tended to look forward.

There could be no greater contrast between Herr Strauss, bull-necked and belligerent, and the retiring figure of the Prime Minister in Stuttgart, Herr Lothar Spaeth, one of the younger generation of liberal conservatives in the Christian Democrat union. The only similarity is that both enjoy almost autocratic majorities in the local parliaments.

Economically alike

Instead, the economic likeness springs from their shared experience immediately after the war as relatively backward corners of a devastated country.

Today, with just over 30 per cent of the nation's population, Baden-Wuerttemberg and Bavaria now contribute respectively 18 and 17 per cent of gross national product. In Bavaria, the achievement has been particularly remarkable with a mean 4 per cent growth since 1980 against a Federal average of 3.7 per cent.

In fact, the predominance of agriculture at the end of the war actually proved a strength for, apart from the troubled Mazhuetts steelworks, Munich has not been faced with the headaches of maintaining outmoded manufacturing industry. Instead, Bavaria succeeded in attracting electronics concerns — including Siemens from Berlin — and setting its thousands of refugees from the East to building up mechanical engineering industries in Schweinfurt, at the MAN complex in Augsburg and in Nurnberg and Munich.

These two sectors still dominate the local economy: in terms of employment, they accounted for 17.6 per cent and 12.7 per cent of the total in 1980, and were followed by the motor industry (9.6 per cent) and textiles (6.5 per cent).

Although Baden-Wuerttemberg was also predominantly farming country at the end of the war, it had already shown that tradition of inventiveness associated with Daimler-Benz, the Zeppelin and the development of typesetting and the bicycle. Now the most highly industrialised Laender in the

federation, its development has been strongly influenced by the dominant presence of Daimler-Benz in Stuttgart.

In slight contrast to Bavaria, mechanical engineering accounts for 17.7 per cent of all employment, electronics 15.5 per cent, the motor industry 13.9 per cent and textiles 8 per cent. It has, however, curiously failed to develop a purely regional banking industry, whereas Bavaria's three major banks have strongly resisted the invasion of the "grosbanken" from Frankfurt and have even expanded vigorously outside the state.

Both states show a remarkable preponderance of small and medium-sized firms. Companies with fewer than 500 employees make up 86 per cent of all enterprises in Baden-Wuerttemberg and 97.5 per cent in Bavaria. This has created flexibility in developing new products and resistance in response to economic recession. It has also helped bridge the gap with the rural population by providing opportunities for an extra family income from work in a factory.

The result has also been unemployment consistently below the Federal average. Predictions for this year are 6 per cent in Bavaria and 4.6 per cent in Baden-Wuerttemberg, against a Federal prospect of well over 7 per cent.

Long border

Not that both states are entirely free of difficulties. Bavaria is hampered by a persistent structural weakness in its long border region with East Germany and Czechoslovakia. In the 1970s, both states had to go through a painful process of restructuring their textile sectors in the face of Third World competition and Baden-Wuerttemberg has this year seen embarrassing bankruptcies in hi-fi and television companies strongly affected by imports from Japan.

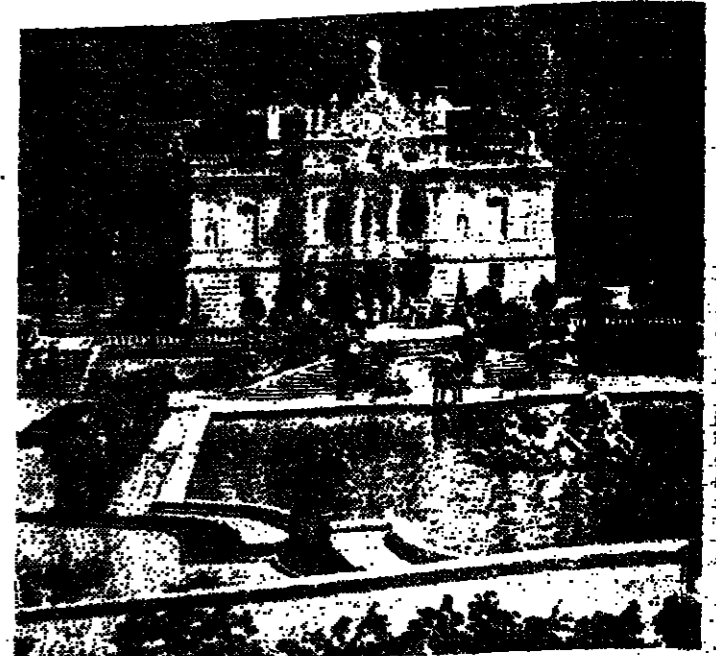
In fact, as a producer predominantly of capital goods, Baden-Wuerttemberg has felt the recession more sharply and

quickly than other regions. Growth slumped to -0.23 per cent last year compared with a Federal average just in the black. Both states are also poor in energy supplies and face tough political battles in developing new sources of nuclear power.

Unspoiled tracts

Of South Germany's long-term economic strength, however, there can be no doubt. What is, perhaps, as pleasant to record is that for all the ravages of war and *Wirtschaftswunder*, the two Laender should still be so well worth visiting and that there can still be the unspoiled tracts of the Bayerische Wald or, in a corner of the Nymphenburg park in Munich, a building like the Amalienburg.

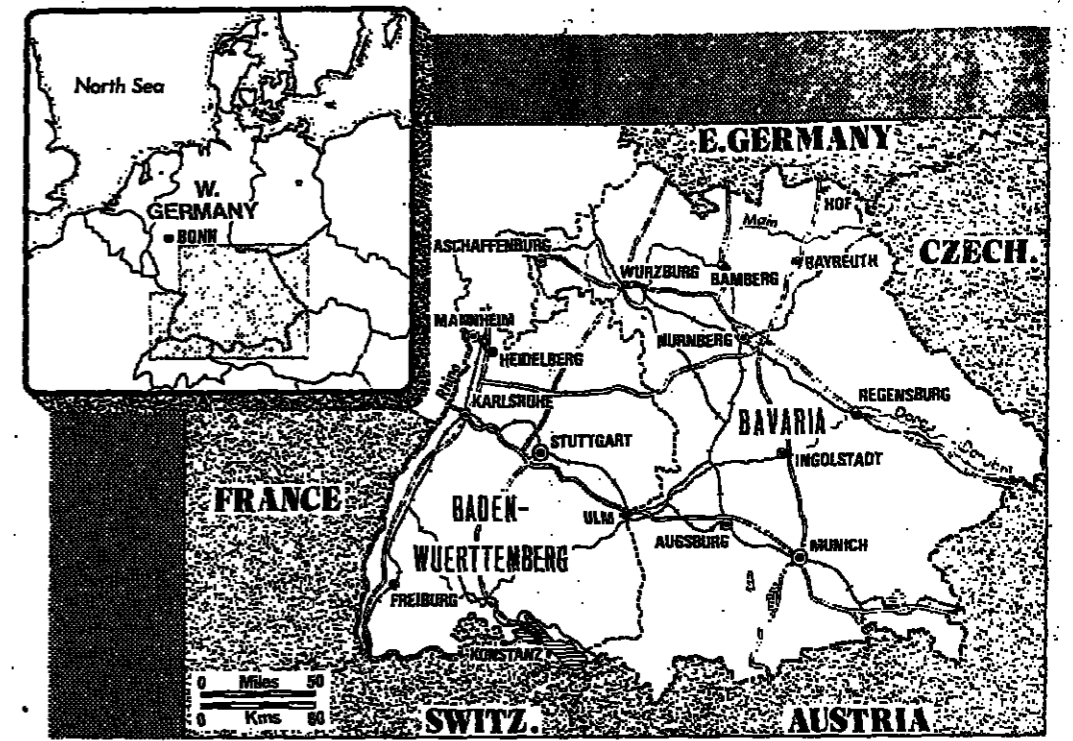
I suspect heaven is a bit like the inside of the Amalienburg on a winter's day, a cool dream of silver, ice and looking-glass, a melancholy sense of *zeitgeist* and immortality.



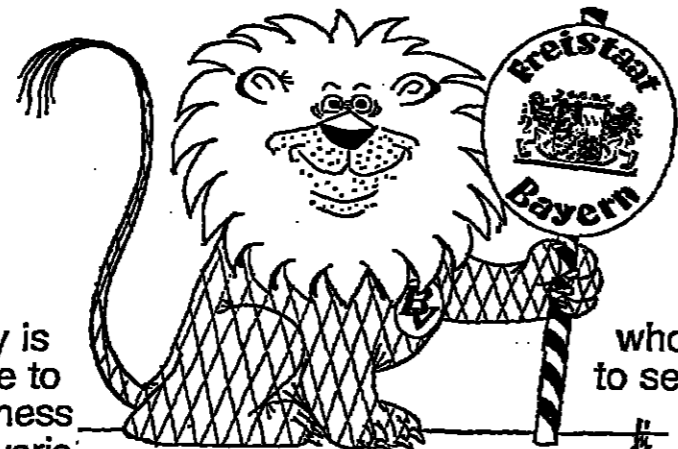
Tourist attraction in Bavaria: Schloss Linderhof

BASIC STATISTICS

	BADEN-WUERTTEMBERG	BAVARIA
Population (1980)	9.19m	10.87m
Employed labour force (1979)	3.92m	4.78m
Sectors:		
Agriculture	208,000 (5.3%)	467,000 (9.8%)
Industry	2.01m (51.3%)	2.11m (44.2%)
Services	1.7m (43.4%)	2.20m (46.0%)
Unemployment (Dec 1980)	104,300	202,800



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SOUTHERN GERMANY II

Why Strauss and Spaeth dominate the political field

GOVERNMENT POLITICIANS in Bonn tend to throw up their hands in despair when the conversation comes round to South Germany. While the Christian Democrat-Christian Social Union (CDU-CSU) alliance has languished in opposition in Bonn for almost as long as anyone can remember, the CSU has not been out of office in Bavaria, apart from a brief spell in the 1950s, while its CDU cousin in Baden-Wuerttemberg has never been out of power at all.

Political forecasting is common but debased coin in West Germany, especially in a year when four provincial elections could sharply alter the balance of power in Bonn. Yet it is possible to predict with some certainty that the October poll in Bavaria will see Herr Franz Josef Strauss leading the CSU to overwhelming victory.

The question is merely whether he can increase his share of the vote above the almost dictatorial 59 per cent of the last election in 1978.

In Stuttgart, the possibility for error is greater since the next provincial election is not until 1984. Nonetheless, it is considered a strong likelihood that Herr Lothar Spaeth, the young Christian Democrat leader in Baden-Wuerttemberg, can add to the 53 per cent majority he gained in 1980.

Social Democrats might thus be forgiven for lumping the two leaders together and dubbing the whole of South Germany a hothbed of reaction. In fact, the political atmosphere is quite different in each state and is shown clearly in the characters of the two dominant political figures and of the parties they lead.

Herr Strauss, at 67, is still the outstanding politician on the opposition benches in Bonn and for 21 years has lorded it over the CSU in Bavaria—almost to the exclusion of anyone else. His irreducible stronghold in prosperous Bavaria has actually been both a strength and a weakness in federal politics for he has come to be seen as a man-

ifestation of a particularly Bavarian form of Right-wing, Catholic and occasionally intemperate conservatism.

Herr Strauss has not been the man to reconcile the wide differences in regional or denominational temperament in the Christian Democrat opposition and has remained out of sympathy with the more conciliatory mood among many Germans since the launching of Ostpolitik. While he continues to



Lothar Spaeth, Christian Democrat leader, in Baden-Wuerttemberg, with (right) Franz Josef Strauss, leader of the Christian Social Union in Bavaria: a formidable alliance

tower over his colleagues in debate, his one tilt at the Chancellery, in the elections of 1980, ended in humiliating defeat.

Back at home, however, Herr Strauss and the CSU, which exists only in the state, have come to stand as the guarantors of specific Bavarian interests against the interference of Bonn and to represent that fierce independence which begins at the borders with a welcome to

the "Free State of Bavaria." Herr Strauss has been able to profit from the difficulties of the Bavarian SPD, which, driven into the stony wastes of opposition, has taken to radical paths and fallen to squabbling. When the CSU wrested the city of Munich from a divided SPD in 1980, it could at last dispose of the charge that it is predominantly a party of farmers and country people.

Party and population have

be until the mid-1980s that a potential successor emerges, blinking, into the Munich sunlight.

Herr Spaeth is of quite different kidney. Still just 43, he is one of a group of younger CDU politicians now beginning to jostle the old guard of Herr Strauss and Herr Helmut Kohl, the party chairman. Small, dapper, intensely pragmatic, Herr Spaeth passed his early career in the construction industry and shows a strong interest in business and new technology.

He was elected State Prime Minister only in 1980, after Herr Hans Filbinger, who had guided the state since 1966, was obliged to step down after badly misjudging the degree of resentment over revelations of his activities in the Nazi era. Herr Spaeth just defeated Herr Manfred Krummel, the Mayor of Stuttgart and son of the Field-marshal, a man whom Herr Filbinger favoured and who certainly has a bright future in federal politics.

Herr Filbinger's great achievements were to reconcile the different traditions of Catholicism and Low Protestantism somewhat uneasily brought together when the state was founded in 1852, and to woo the strong liberal train over to the CDU. From this foundation, his successor has been able to play an important part in narrowing the differences between the CDU, with its strong Liberal and Protestant element in the north, and Herr Strauss.

Without doubt, Herr Spaeth faces a difficult year in Baden-Wuerttemberg because the recession has hit its capital goods industry sharply. He can also expect a struggle over his fierce advocacy of a new nuclear power station at Wyhl, near the French border.

However, these issues can do little more than snap at his coat-tails. A recent opinion poll gave Herr Spaeth a majority of 57 per cent in the state—a figure even Herr Strauss would not sneer at.



A Bavarian tradition: farmers in Falkenberg brew their own beer every winter

Steady drift from land continues

A PASSING glance at the annual reports issued from the State Agriculture Ministries in Munich and Stuttgart might suggest, to the imaginative, a horrible picture of South Germany as a land of famine and destruction, of farms abandoned and a vanished country population. Since 1949 the number of farms in Baden-Wuerttemberg has been more than halved from 328,000 to 140,000 while the proportion of Bavarians employed in farming has dropped from 30 per cent in 1950 to 10 per cent in 1980 and continues to fall.

That this picture is entirely fanciful is clear to anyone visiting the green valleys of upper Bavaria or the hop gardens of Hallertau, or tasting Wuerttemberg riesling, despite annual declines in production, acreage under-cultivation and employment, farming continues to play a significant role in both states. Local governments go to great lengths to support their farmers and the farmers take part-time work so as to be able to stay on the land.

11,000 left
Although there has been a steady drift from the land, amounting to 11,000 farm-workers in Baden-Wuerttemberg in 1979-80 alone, it has never amounted to a destructive stampede.

In every key respect Bavaria remains the greatest farming state in West Germany, accounting for a quarter of the country's food production and a third of its timber. Baden-Wuerttemberg lies fourth in the table of German farming Laender (states), but is an important producer of meat, milk and wine. Next to the Rhineland Palatinate it is the largest producer of red wine in West Germany with over 20,000 hectares (50,000 acres) of vineyards. Bavaria produces some delightful white wines from 4,000 hectares (10,000 acres) along the River Main in Upper Franconia.

In neither state is agriculture of compelling economic significance when set against the dynamic industrial and

service sectors; nor is it in the Federal Republic as a whole for that matter. The contribution of agriculture to Gross Domestic Product is 3.1 per cent for Bavaria, 1.9 per cent for Baden-Wuerttemberg and 2.1 per cent for Federal Germany as whole.

Neither state is inclined, however, to regard agriculture in terms of pure economic contribution. Both consider farming to be important for the broad economic base that has helped them weather recent economic squalls more successfully than the other states.

In Bavaria in particular there are hill areas that are useless for any other form of economic activity, leaving aside the long border strip with Czechoslovakia and East Germany in which industrial enterprises cannot be tempted. About 40 per cent of Bavarian farms are to be found in the Alpine region or other areas not particularly favoured by nature.

Inevitably, too, in such conservative-minded states agriculture provides a link with the past and with certain idealistic notions of what South Germany was once like. In this respect the farmlands and woodlands of which the two states have more than their fair share are considered important factors in tourism. Bavaria and Baden-Wuerttemberg are, not surprisingly, the first and second most popular places to visit in West Germany.

Finally, bleak memories of hunger twice this century have created in country folk and local governments a certain emotional attachment to working the land for its own sake.

South Germany has to face the handicaps similar to those of other farming areas in Europe and particularly the growing disparity between farmers' income and that of other workers. Bavaria and Baden-Wuerttemberg also share some particular problems of their own. Because primegeniture is never a strong principle in the inheritance laws of the region farms tend to be small and fragmented. The picture has improved greatly in

recent years but the average size of farms (10.4 hectares in Baden-Wuerttemberg, 12.3 in Bavaria) is still well below the Federal average of 14.6. The average size of an English farm for comparison is 66 hectares (around 160 acres).

Bavaria has further to contend with its unsatisfactory position, jammed up against the border with the East, distant from the main EEC markets and separated from its main foreign customer, Italy, by a mountain wall.

The problem of declining farm incomes has proved easier to meet because of the widespread opportunities for part-time work. This is particularly true of Baden-Wuerttemberg, where the industrial landscape is predominantly made up of medium-sized companies scattered in every corner of the state. Some 62 per cent of Baden-Wuerttemberg's 150,000 farms depend on a main income from other sources; in Bavaria the figure is 48.5 per cent.

Smallholdings
This usually means that in any given family the father will cycle off to a local factory half an hour away and the sons will help in a nearby hotel. They will return to help their womenfolk on this smallholding in the evenings and at weekends. Moreover, rooms can be let to tourists in the summer.

In return for the hard work the family can expect a reasonable income and one that is competitive. The average family earnings for a part-time farm in Baden-Wuerttemberg are DM 38,000-38,000 a year, which compares favourably with an average income for full-time farming families of DM 33,000. In fact it is the falling incomes of full-time farmers, particularly in eastern Baden-Wuerttemberg, that presents Stuttgart with its chief structural problem.

The cost in productivity and investment is considerable and inevitable. In milk production, again in Baden-Wuerttemberg, part-time farmers are only a quarter as efficient as full-time farmers. Their gross investment

is under half that of full-time farmers but there seems no other way for the land to be worked.

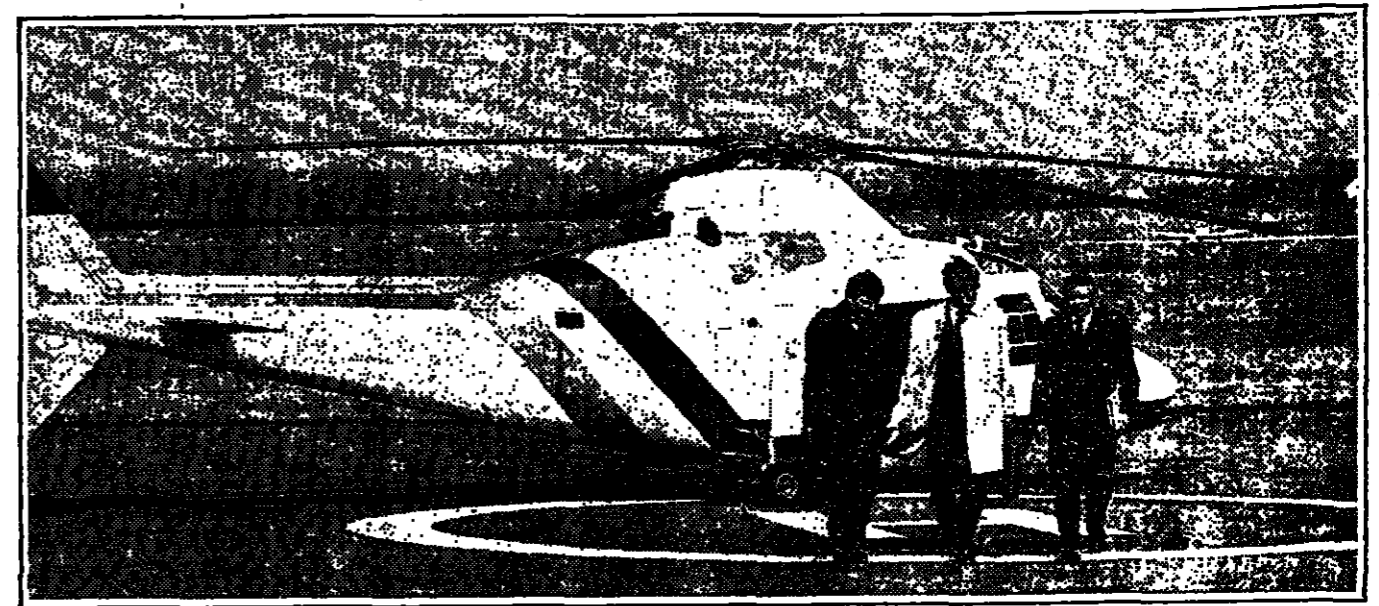
Another serious problem arises from the general smallness of the holdings. Although the number of large farms has increased sharply in both states since 1971, the predominance of holdings smaller than 5 hectares is overwhelming in Baden-Wuerttemberg and in the uplands of Bavaria. The figures are 42 per cent for Baden-Wuerttemberg and 25 per cent for Bavaria.

Assistance from local authorities, from Bonn or from the EEC in Brussels has alleviated some of the handicaps, as have such schemes as the Bavarian "ring" system for sharing machinery among smallholdings. The most important effort in both states has been to unite the small and scattered fields of each holding into more efficient units. In the wine-growing areas of the bank of the Rhine in Baden and beside the Neckar in Wuerttemberg some 60 per cent of the acreage has been affected. Although Stuttgart dispenses about 80 per cent of the cost of rationalisation, there remains up to DM 60,000 per hectare for the farmer to shoulder, a burden that many find intolerable, especially after two years of hard frosts.

Given such formidable problems it is remarkable that both states, and particularly Bavaria, have managed to prove such energetic exporters of agricultural goods. In 1979 Bavarian farm exports exceeded imports for the first time in recent years, amounting to DM 3.6bn or 3.5 per cent of the state's total exports. In Baden-Wuerttemberg, the figures were a less imposing DM 1.4bn and 2.5 per cent.

Bavarian exports to the EEC accounted for a full 98 per cent between 1970 and 1979, with Italy increasing for over 60 per cent of the offtake and about a quarter of Bavaria's daily milk production. The Bavarians now claim they sell more cheese to France than they import.

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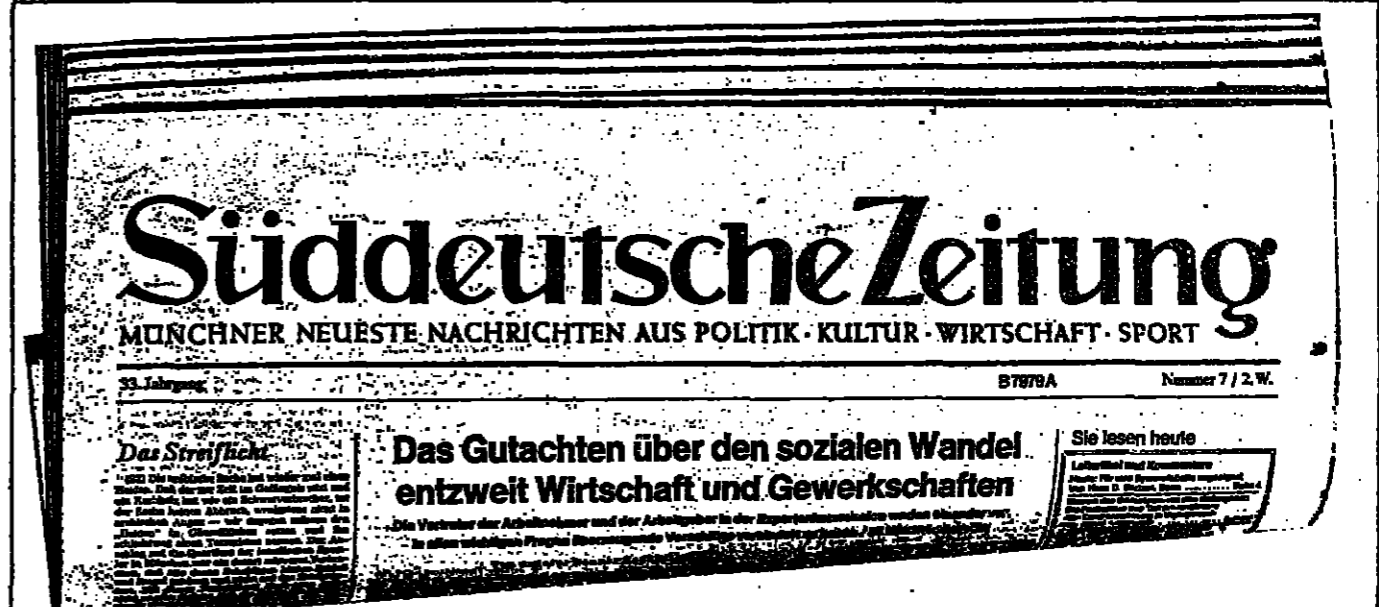
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Bavaria = Business?

Here a modern industrial structure has been built up and extended in the past 20 years, largely on the basis of processing operations. The high-technology industries of South Germany, especially of Bavaria, include widely known names with a bright future. A few examples: electrical industry, electronics, data processing (SIEMENS); electronic entertainment (GRUNDIG); automotive (BMW, AUTO-UNION), aviation and space (MESSER-SCHMITT-BÖLKOW-BLOHM). In keeping with these progressive industries is the concentration of research and development institutes. Munich, the Capital of Bavaria and the German town with the greatest growth-rate, has not only

the world's second largest communications-research center but the largest German development center for traffic systems, with over 3000 scientists, engineers and technicians. Europe's largest computer is also located in Bavaria, as are the Max Planck Institutes for nuclear physics, astrophysics, biochemistry, metallurgical research, medical research, and other fields of knowledge.

That's why.
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Süddeutsche Zeitung

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Or write to us in Munich: Süddeutscher Verlag GmbH, Marketing Service P.O. Box 20 22-20, D-8 Munich 2, Germany

Companies and Markets

WORLD STOCK MARKETS

Wall St mixed at mid-session

NEW YORK

Table of stock prices for various companies in New York, including ACI Industries, AMF, and others.

Table of stock prices for various companies, including Columbia Gas, Conoco, and others.

Table of stock prices for various companies, including Gulf Oil, Halliburton, and others.

Table of stock prices for various companies, including MCM, Milliken, and others.

Table of stock prices for various companies, including Schlotzsky's, SCM, and others.

Table of stock prices for various companies, including American SE, and others.

Table of stock prices for various companies, including Dow Jones, and others.

Table of stock prices for various companies, including Canada, and others.

Table of stock prices for various companies, including Germany, and others.

Indices

Table of stock indices for New York, including Dow Jones, S&P 500, and others.

NEW YORK

Table of stock prices for various companies in New York, including Amstar, and others.

INDIA

Table of stock prices for various companies in India, including Hindalco, and others.

INDONESIA

Table of stock prices for various companies in Indonesia, including PT Garuda, and others.

JAPAN

Table of stock prices for various companies in Japan, including Daiichi Kangaro, and others.

KOREA

Table of stock prices for various companies in Korea, including Daewoo, and others.

NETHERLANDS

Table of stock prices for various companies in the Netherlands, including ADF Holding, and others.

NORWAY

Table of stock prices for various companies in Norway, including Aker, and others.

RUSSIA

Table of stock prices for various companies in Russia, including Gazprom, and others.

STANDARD AND POORS

Table of Standard and Poors stock prices for various companies.

INDONESIA

Table of stock prices for various companies in Indonesia.

JAPAN

Table of stock prices for various companies in Japan.

KOREA

Table of stock prices for various companies in Korea.

NETHERLANDS

Table of stock prices for various companies in the Netherlands.

NORWAY

Table of stock prices for various companies in Norway.

RUSSIA

Table of stock prices for various companies in Russia.

SWITZERLAND

Table of stock prices for various companies in Switzerland.

FINLAND

Table of stock prices for various companies in Finland.

NEW YORK ACTIVE STOCKS

Table of active stock prices in New York, including Amstar, and others.

INDONESIA

Table of active stock prices in Indonesia.

JAPAN

Table of active stock prices in Japan.

KOREA

Table of active stock prices in Korea.

NETHERLANDS

Table of active stock prices in the Netherlands.

NORWAY

Table of active stock prices in Norway.

RUSSIA

Table of active stock prices in Russia.

SWITZERLAND

Table of active stock prices in Switzerland.

FINLAND

Table of active stock prices in Finland.

Notes and disclaimers regarding the data provided in the tables.

COMMODITIES AND AGRICULTURE

Companies and Markets

New proposal in tin pact talks

BY OUR COMMODITIES STAFF
THE INTERNATIONAL Tin Council meeting in London adjourned again yesterday to give members time to evaluate another new proposal...

manager to secure loans to boost his buying power from 27,500 tonnes to 42,000 tonnes.
The main opponents of export controls are believed to be Britain, West Germany, the U.S. and the Communist bloc.

prices in recent months.
On the London Metal Exchange meanwhile, buyers believed to be on behalf of the ITA buffer stock softened the impact of selling pressure...

management had offered miners 45 days' salary for each year worked instead of the obligatory 30 days' salary if they retired early.
The state copper corporation (Codelco) which runs El Teniente, announced several months ago that it would reduce its labour force to save costs.

Battle of the exchange giants

NEW YORK'S failure to wrest supremacy over financial futures from the Chicago Exchange has almost obscured an older contest: the long-term rivalry between the world's biggest exchange, the Chicago Board of Trade (CBT) and the second place Chicago Mercantile Exchange (CME).

Both exchanges have boomed spectacularly, more than eightfold in the last decade, and both have had their own coups. It was the "Merc" which led the way with financial futures, launching currencies, and the Chicago Board which nine years ago founded the Chicago Board Options Exchange to trade stock options.

On the face of it, the Board of Trade seems to be easily retaining its lead. It last year traded 49m contracts, achieving more than twice the volume of the CME. The Merc, on the other hand, last year listed 23 traded contracts to the CBT's 17 and came out on top in several recent encounters.

In spite of the head start given by the Commodity Futures Trading Commission (CFTC), which gave first the New York Futures Exchange (NYFE) and then the CBT approval to trade 90-day domestic certificate of deposit contracts the later Merc CD contract caught up with and then zoomed past its competitors.

EEC begins farm price bargaining

BY LARRY KLINGER IN BRUSSELS
THE ANNUAL negotiations to fix guaranteed prices for the European Community's 8.7m farmers resume in Brussels today, with the Ten's Agriculture Ministers under great pressure to reach a quick agreement...

zeal for a lower increase would be tempered if a parallel deal on limiting its budget payments was in prospect.
There remain, however, several thorny issues in these highly complex negotiations that on their own contain the potential to scupper this week's talks if the current mood to compromise evaporates.

There is also a suspicion that France may be preparing to devalue the real franc which in turn could mean a further price rise through another "green" rate adjustment.
France agrees with some force that the two issues are irreconcilably separate. EEC farm policy should be decided on its own merits.

Selling hits cocoa values

BY OUR COMMODITIES STAFF
COCOA VALUES on the London futures market closed at new five-month lows yesterday in a slide of a modestly in late trading. After slipping to \$977 a tonne at one stage the May position ended \$24 down on the day at \$986.50 a tonne.

Dealers attributed the fall to mixed trade and speculative selling influenced by talk of Nigerian producer sales and a report by London merchants G.I. and Duffus which they described as "less than constructive".

E. Germany denies disease connection

COPENHAGEN — The East German Embassy denied yesterday that a recent outbreak of foot and mouth in Denmark could be traced to East Germany's Baltic coast region where several cases of the disease have been reported.

An embassy statement also denied that East German officials had violated international agreements by not reporting the outbreak soon enough to international disease control authorities.

Spanish cotton output may fall

WASHINGTON — Spain's cotton output in 1982-83 is expected to decline to 250,000 bales (of 220 kilos each) from the bumper crop in 1981-82 (estimated 292,000 bales), according to the U.S. agricultural officer in Madrid.

Cotton acreage in 1982-83 is expected to decline by 10 per cent, due to expansion of wheat, sorghum and maize sowings.

BRITISH COMMODITY MARKETS

Table with columns for Tin, Copper, Zinc, Lead, Silver, Gold, and various grades of metals. Includes sub-sections for Tin, Copper, Zinc, Lead, Silver, and Gold.

GAS OIL FUTURES

Table showing gas oil futures prices for various months (April, May, June, July, August, September, October, November, December) with bid and offer prices.

SILVER

Table showing silver prices for various months (March, April, May, June, July, August, September, October, November, December) with bid and offer prices.

GRAINS

Table showing grain prices for various months (May, June, July, August, September, October, November, December) with bid and offer prices.

COCOA

Table showing cocoa prices for various months (March, April, May, June, July, August, September, October, November, December) with bid and offer prices.

SOYABEAN MEAL PRICE CHANGES

Table showing soyabean meal price changes for various months (March, April, May, June, July, August, September, October, November, December) with bid and offer prices.

SUGAR

Table showing sugar prices for various months (March, April, May, June, July, August, September, October, November, December) with bid and offer prices.

WHEAT

Table showing wheat prices for various months (May, June, July, August, September, October, November, December) with bid and offer prices.

COTTON

Table showing cotton prices for various months (May, June, July, August, September, October, November, December) with bid and offer prices.

POTATOES

Table showing potato prices for various months (April, May, June, July, August, September, October, November, December) with bid and offer prices.

MEAT/VEGETABLES

Table showing meat and vegetable prices for various months (April, May, June, July, August, September, October, November, December) with bid and offer prices.

AMERICAN MARKETS

Table showing American market prices for various commodities (Tin, Copper, Zinc, Lead, Silver, Gold, Soyabean Meal, Sugar, Wheat, Cotton, Potatoes, Meat/Vegetables) with bid and offer prices.

EUROPEAN MARKETS

Table showing European market prices for various commodities (Wheat, Soyabean Meal, Sugar, Cotton, Potatoes, Meat/Vegetables) with bid and offer prices.

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PERSONAL FACT IT CANNOT BE CURED, it can be controlled only by proper treatment. More research is required to find a cure.

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TRAVEL The Sun Shines all the time in the West Indies. We have a selection of 100 top-quality hotels...

HOTELS ON THE FRENCH COTE D'AZUR Welcome Hotel by the sea with the "Saint Pierre" Restaurant.

Wool Futures LONDON NEW ZEALAND CROSS-BREDS - Close (in order: buyer, seller, business).

Wool Futures SYDNEY GREASY WOOL - Close (in order: buyer, seller, business).

INDICES FINANCIAL TIMES Mar. 25 Mar. 26 Month ago Year ago

MOODY'S Mar. 25 Mar. 26 Month ago Year ago

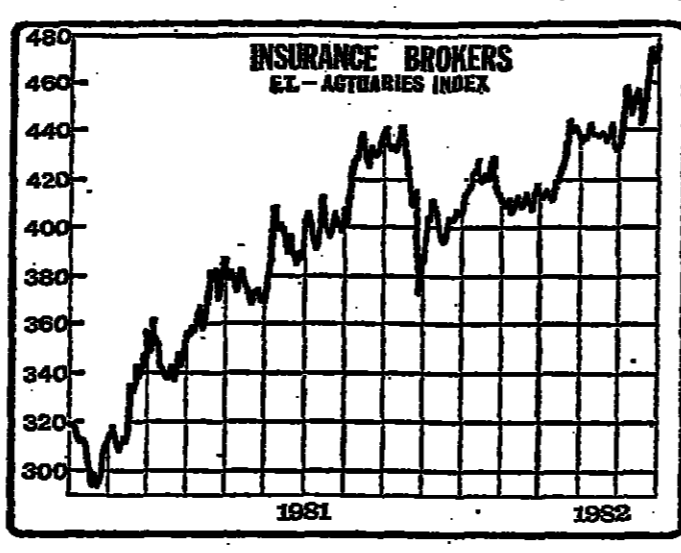
REUTERS Mar. 25 Mar. 26 Month ago Year ago

DOW JONES Dow Jones Mar. 25 Mar. 26 Month ago Year ago

Gilt-edged close a shade harder after early dullness Equities brighter with index rallying over 7 points

Account Dealing Dates Option... First Declared Last Account Dealings... Mar 15 Mar 25 Mar 26 Apr 2 Mar 29 Apr 15 Apr 16 Apr 23 Apr 19 Apr 28 Apr 29 May 10

Stock markets took on a firmer appearance yesterday following Wall Street's overnight improvement... The funds were soon trading around 1 to 1 1/2 below Monday's closing list levels...



6 of the previous day's Press-inspired fall of 7 ahead of today's preliminary results... APV formed 3 to 250p on satisfactory annual figures and Johnson Flirth Brown rallied a penny to 14p...

3 to 64p. C. H. Beazer softened a couple of pence to 153p on the proposed £2.5m rights issue with the interim results... Shell attached a reasonable level of support and put on 10p to 376p...

Stock markets took on a firmer appearance yesterday following Wall Street's overnight improvement... The funds were soon trading around 1 to 1 1/2 below Monday's closing list levels...

Electricals led the market higher and Courtice stood out among the index constituents with a rise of 4 to 88p on recovery hopes... Recent doubts about recovery situations were countered to an extent by good results yesterday from Reckitt and Colman...

United relinquished 10 to 445p. Gillet Bros. 8 to 137p. Among merchant banks, Kleinwort Benson gained 4 to 236p following the preliminary figures... Still drawing strength from the recent good results, Willis Faber advanced 10 more to 452p...

Down 7 the previous day on adverse comment, Cape Industries plummeted 33 to 130p, after 120p, following the 62 per cent decline in annual profits and the halved final dividend... British Aerospace, on the other hand, advanced 13 to 183p following preliminary profits while Reckitt and Colman reflected an uptick...

The sharemarket opened on a firm note, fattened around midday on light profit-taking but subsequently regained upward momentum aided by U.S. support... The Gold Mines index rose 10 1/2 to 248.8.

Table titled 'FINANCIAL TIMES STOCK INDICES' showing various indices like Government Secs, Fixed Int., Industrial Ord., etc. with columns for Mar 30, Mar 29, Mar 28, Mar 27, Mar 26, Mar 25, and Mar 24.

Table titled 'HIGHS AND LOWS S.E. ACTIVITY' showing high and low prices for various stock categories like Govt. Secs, Fixed Int., Ind. Ord., and Gold Mines.

Wolstenholme Rink added 5 to 125p in response to the preliminary results, while Bayer improved 31 points to 2311... VDS active... Leading Stores attracted institutional support and closed with useful gains across the board...

Chemicals featured Fisons, which put on 20 to 307p on revived bid hopes... ICI touched 314p before reverting to the overnight level of 312p... Yorkshire Chemical, after the previous day's gain of 6p on recovery hopes and the decision to pay a dividend, shed 2 to 42p.

Press comment sparked speculative interest in Trident Television, which put on 7 to 97p, after 230p, following the company's applications for gaming licences for two West End casinos expected in May... Selected Motor and Aircraft component manufacturers came in for useful late support...

Leading Properties responded to most support, and Securities 202p, after 224p, adding 4 points. Among secondary issues, Federated Land touched 148p before closing a net 3 dearer at 147p following a statement from M. P. Kent about the bid situation; the latter shed 68p.

Among the heavyweights, rises of around 1 1/2 were common to Balfour Beatty, 211p, Driefontein, 211p, Kloof, 211p and Western Deep, 213p, while the medium- and lower-priced issues showed Lloyds 48 up at 688p, Unilever 38 firmer at 477p and Leslie 9 better at 87p.

Activity in Traded Options improved slightly and 1,401 deals were completed, comprising 942 calls at 459 pnts. Calls were dominated by Courtaulds which recorded 489 trades. Put business was mainly confined to oil issues with Shell Transport and British Petroleum attracting 201 and 106 deals respectively.

Advertisement for 'SWITZERLAND Freehold property for sale to foreigners.' Includes details about property locations, financing, and contact information for Immobiliere de Villars SA.

Advertisement for 'The Army Benevolent Fund' featuring a photo of a soldier and text: 'In war, in peace you need his help. A donation, a covenant, a legacy to help soldiers, ex-soldiers and their families in distress.'

Table titled 'NEW HIGHS AND LOWS FOR 1981/2' listing various financial instruments like British Funds, Treasury Bonds, and various stocks with their respective high and low values.

FT-ACTUARIES SHARE INDICES

Large table showing 'EQUITY GROUPS & SUB-SECTIONS' and 'FIXED INTEREST' with columns for Index, % Change, and various share indices. Includes sub-sections like Capital Goods, Building Materials, etc.

Table titled 'CLASSIFIED ADVERTISEMENT RATES' showing rates for different types of advertisements like Commercial and Industrial Property, Residential Property, etc., with columns for Effective January 1982 and Single Column rates.

Advertisement for 'FINANCIAL TIMES' published in London and Frankfurt, including contact information for various departments like Advertising, Circulation, and Subscriptions.

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INSURANCE BONDS

Table listing various insurance and bond products, including Crown Life, Abbey Life Assurance Co. Ltd., and others, with columns for company name, address, and contact information.

FT UNIT TRUST INFORMATION SERVICE

Large table providing detailed information for various unit trusts, organized by company such as Legal & General, Norwich Union, and Standard Life. Includes columns for fund names, descriptions, and performance metrics.

Table listing international and offshore funds, including entities like Bank of America International, Standard Life Assurance Company, and various international investment funds.

OFFSHORE & OVERSEAS FUNDS

Table listing offshore and overseas funds, including entities like Fleming Japan Fund S.A., Franklin Trust Investment-GmbH, and others.

NOTES

Notes section providing additional information and disclaimers regarding the fund data and market conditions.



FT SHARE INFORMATION SERVICE

BRITISH FUNDS

Table listing various British funds including 'Shorts' (Lives up to Five Years) and 'Five to Fifteen Years' with columns for fund name, price, and change.

AMERICANS

Table listing American funds with columns for fund name, price, and change.

INT. BANK AND O'SEAS GOVT. STERLING ISSUES

Table listing international bank and overseas government sterling issues with columns for issue name, price, and change.

CORPORATION LOANS

Table listing various corporation loans with columns for loan name, price, and change.

COMMONWEALTH AND AFRICAN LOANS

Table listing various Commonwealth and African loans with columns for loan name, price, and change.

LOANS Public Board and Ind.

Table listing various public board and industrial loans with columns for loan name, price, and change.

LOANS-Continued

Table listing various loans with columns for loan name, price, and change.

FINANCIAL

Table listing various financial instruments with columns for instrument name, price, and change.

BUILDING SOCIETIES

Table listing various building societies with columns for society name, price, and change.

FOREIGN BONDS & RAILS

Table listing various foreign bonds and rail securities with columns for bond name, price, and change.

AMERICANS

Table listing various American securities with columns for security name, price, and change.

BANKS & H.P.—Cont.

Table listing various banks and hire purchase companies with columns for company name, price, and change.

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CHEMICALS, PLASTICS—Cont.

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FOOD, GROCERIES—Cont.

Table listing various food and grocery items with columns for item name, price, and change.

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Advertisement for Bank of New South Wales, featuring the headline 'Bigger bank Bigger limits Bigger turnover.' and text describing the bank's integrated London business and merger with Commercial Bank of Australia.

BEERS, WINES AND SPIRITS

Table listing various beer, wine, and spirit companies with columns for company name, price, and change.

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FOOD, GROCERIES, ETC.

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The complete construction service Deacon Tunbridge Wells (0892) 39211

FINANCIAL TIMES

Wednesday March 31 1982

Wallis For Construction 01-464 3377

UK WILL USE FORCE IF NECESSARY TO DEFEND SOVEREIGNTY

Carrington firm on Falklands row

By Margaret Van Hattem, Political Staff

BRITAIN WARNED Argentina yesterday that she had no intention of backing down in the dispute over South Georgia, the dependency south of the Falkland Islands, and would use force if necessary to defend British sovereignty.

Further action was planned if diplomatic moves failed, but stressed that the situation "was under constant review."

He hinted that plans to scrap Endurance might be abandoned. Her future would be decided in the light of the general security review of the Falkland area.

status of the Falklands was at a sensitive stage, after proposals by the Argentine Government in February on procedures for future negotiations.

Ray Dafter, Energy Editor, writes: One factor operating in the minds of the Foreign Office and the Argentine Government is the prospect of substantial oil discoveries in the South Atlantic, close to the Falklands.

Iran claims heavy gains in Gulf war

By Our Foreign Staff

IRAN HAS scored a significant victory in its 18-month war with Iraq. A mixed force of Iranian troops and Revolutionary Guards have pushed the Iraqis back by up to 20 miles on one sector of the front, inflicting heavy casualties in a week of intensive fighting.

Iraq's military command in Baghdad admitted yesterday its Fourth Army had withdrawn from the front and would now reorganise its rear defences.

The Fourth Army is understood to have borne the brunt of the latest Iranian offensive in the area west of Dezful and Shush.

The Iranian successes are expected to be viewed with deep concern by exporters on the other side of the Gulf, especially Saudi Arabia and Kuwait. They have provided, with Qatar and the United Arab Emirates, about \$2bn (£1.3bn) for the Iraqi war effort and have consistently warned Iraq against attempting to export its Islamic revolution.

Heavy Iraqi losses would also increase pressure on its Arab supporters to become more directly involved in the war.

Iran claims to have killed 19,000 and to have taken 15,000 prisoners in the present offensive which began on March 21. Iraq claims to be still in control of the battlefield, despite its withdrawal from one sector of the front. It claims to have killed more than 3,000 Iranians and to have inflicted heavy material damage since the war began.

UK moves to get Indian contracts

By Alain Cass, Asia Editor

BRITAIN WILL restore its cuts to the World Bank's soft-loan arm as well as its levels of aid to India as part of a complex package aimed at securing Indian export contracts worth up to \$250m for British companies.

The unusual deal, agreed between Mrs Margaret Thatcher, the Prime Minister and Mrs Indira Gandhi, the Indian Premier, in London last week seems certain to secure for British engineering companies the exclusive right to negotiate for construction of the massive power station in Singrauli.

Precast concrete industry considers cement imports

By Andrew Taylor

THE British Precast Concrete Federation and several cement importers are holding talks which could result in up to 1m tonnes of cement being imported annually into the UK.

Precast concrete manufacturers consume about 3m tonnes of cement a year and a number of manufacturers are concerned about the higher cost of cement in the UK compared with other European countries.

However, a number of factors have to be decided before the federation will decide to go ahead with any import scheme. Guarantees of quality and continuity of supply and confirmation of prices will be sought from continental suppliers.

Under the banking reforms being discussed in Congress, commercial banks might be allowed to engage in merchant banking functions such as underwriting equity and corporate debt and brokerage activities.

Strike call at Heathrow

Continued from Page 1

It has already released 300 workers who applied for voluntary redundancy or early retirement.

Mr Todd said yesterday the action "could well bring the airport to a halt, but that is at the door of British Airways."

This was greeted with surprise by BA which pointed out that TGWU members had already been instructed not to cross picket lines or work with "blackleg" labour, and that many had defied this.

Chase plans investment offshoot

By Alan Friedman and William Hall

CHASE MANHATTAN BANK has announced plans to establish a U.S. investment banking subsidiary, Chase Manhattan Capital Markets (Holdings), believed to be the first time a major U.S. bank has set up a specific unit to take advantage of the forthcoming changes in U.S. banking laws.

Mr Willard Butcher, chairman of Chase Manhattan Bank, said in London yesterday: "We are a commercial bank which would like to be in the investment banking business."

While these prices may have reflected special situations, and there is concern about the quality of product, they reflect the kind of price differentials that can exist between British and other European cements.

The decision to operate an industry-wide import scheme has not yet been finalised. Some federation members clearly hope that the threat of it will persuade British cement manufacturers to make price concessions.

The UK cement industry however says it is at a competitive disadvantage because of high energy subsidies which it claims are available to some of its Continental rivals.

He said it was not Chase Manhattan's intent to "flail the law or the Congress. Rather the bank was attempting to exploit what is permitted under the law and to posture itself for future legislative change."

He described as "ludicrous" the inability of U.S. commercial banks to perform investment banking functions. "I have difficulty in understanding how it is legal for an investment bank to accept deposits and to allow you to write cheques on them and to pay you interest," he declared.

The statement said the dispute affected every EA employee and because the run-down of jobs under the survival plan was not confined to ramp staff, it would lead to further redundancies affecting all grades.

The level of aid for the current year will be boosted, it is understood, to £105m. The power station contract will involve substantial aid funds from Britain.

Last week's deal represents a victory for Lord Carrington, the Foreign Secretary, who has been a persistent critic of the Government's decision to reduce foreign aid

of Justice, being asked to intervene in the dispute was not being ruled out yesterday.

With many results still to come in, the Christian Democrats seem likely to win about 40 per cent of the vote and about 23 seats, the extreme right National Republican Alliance (Arnsa), led by Major Roberto D'Aubuisson, about 30 per cent and 20 seats and the highly conservative Party of National Conciliation (PCN) 16 per cent and 13 seats.

In the event that the Christian Democrats joined in a government with parties well to its right, who leaders were sharply hostile to the PDC during the election campaign, President Duarte's party would be in severe political difficulties.

Feature, Page 22

Duarte's position weakens

By Hugh O'Shaughnessy in Salvador

PRESIDENT Jose Napoleon Duarte's position as leader of the U.S.-backed Christian Democratic Party (PDC) in El Salvador weakened considerably yesterday amid expectations of an alliance between the country's five right-wing parties.

These parties look set to win an overall majority of the 60 seats in the constituent assembly after Sunday's election.

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The five right-wing parties yesterday invited the PDC to join in a national government but President Duarte's party's response is not yet clear.

Feature, Page 22

Weather

UK TODAY MOSTLY dry with some sunshine. A few showers at first in the extreme South-East, where it will remain cold. Temperatures elsewhere near normal.

England and Wales Mainly dry with sunny intervals. Max 11C (52F).

Channel Islands Cloudy with scattered showers. Max. 9C (46F).

Scotland Cloudy, mainly dry, sunny intervals. Max. 9C (48F).

Northern Ireland Sunny periods, mainly dry. Max. 10C (50F).

Outlook: Mainly dry and warm. Outbreaks of rain in the South and West.

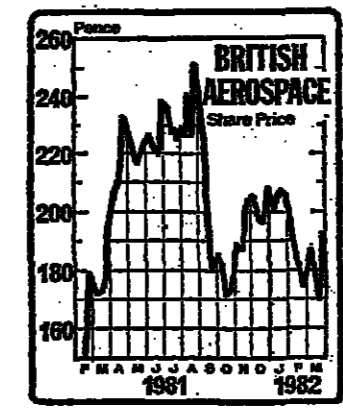
Table with columns for Day, midday, Y-day, and temperature in Celsius and Fahrenheit for various cities worldwide.

THE LEX COLUMN

Aerospace reaches cruising height

After roaring so successfully from the tarmac early last year, British Aerospace shares have had to contend with a prolonged spell of stormy weather for which a depression over Whitehall is partly to blame.

Index rose 7.2 to 562.3



year are dull. But in the short term the profits outlook is likely to take second place to corporate developments in determining share price movements, as the bank considers its options after the failure of its bid for Royal Bank.

Reckitt & Colman

Reckitt & Colman has heaved itself off a five-year profits plateau, pushing its 1981 pre-tax figure up from \$33.2m to \$66.4m. The results show maintained momentum in the second half, which has to be compared with a much stronger period than the very depressed first half of 1980.

Standard Chartered

After five years of rapid expansion, Standard Chartered Bank has turned in some rather inspired results for 1981. The first half saw a rise in pre-tax profits of 15 per cent, but growth has slowed in the second six months to produce a gain for the year of 12 per cent, at \$280.4m.

Commerzbank

Commerzbank has been obliged to publish a break-even report which says the parent bank's operations for the second successive year and, as forecast, the dividend has 2,4in been omitted. But at least this is a less worrying break-even than last year's.

Sony were awfully nice about our hard-nosed business approach.

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CUMBERNAULD where companies meet with success. Includes contact form and address: Tony Harrod, Cumbernauld Development Corporation, FT31/3, Cumbernauld House, Cumbernauld Scotland G67 3JH.